

RETAIL FOR SALE

MIX-USE INCOME PRODUCING PROPERTY IN AUSTINBURG, OHIO

2773 State Route 307, Austinburg, OH 44010



OFFERING SUMMARY

SALE PRICE:	\$419,000
AVAILABLE SF:	
LOT SIZE:	0.34 Acres
BUILDING SIZE:	10,560 SF
RENOVATED:	2005
ZONING:	Commercial
PRICE / SF:	\$39.68

PROPERTY OVERVIEW

REDUCED!

Free-standing mix-use property for sale. Ideal for local investor that wants to own and operate this income producing property. Approximate \$55,000 of gross annual income from three retail user and three apartments building. This two-story building is comprised of masonry and wood with vinyl siding. Built on a crawl space. Originally built in 1890, this historical building has approximately 8,160 SF of retail space on the first level and three 800 SF 2-bedroom/full bath loft apartments on the 2nd floor. Access to all the apartments are via rear of building and all tenants have separate gas, electrical, and water meters. Recent improvements include a brand new roof in April, 2019 with an assumable warranty. Added amenities to this property include being adjacent to Ashtabula Trail Head Metroparks owned and maintained by Ashtabula County Metroparks.

Fantastic opportunity to own and operate a historical mix-use property. This is a very quaint and family oriented area of Ashtabula County. Included in this sale is the businesses of Shannon's Mini Mart and Skippy's Ice Cream and Sandwich Shop. Sale includes all equipment, furnishings, and inventory agreed upon upon the execution of a formal agreement. Tax returns, a rent roll, and equipment list can be provided for approved purchasers. Proof of funds and signed SNDA are required for potential purchasers.

KW COMMERCIAL
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7400 Center Street
Mentor, OH 44060

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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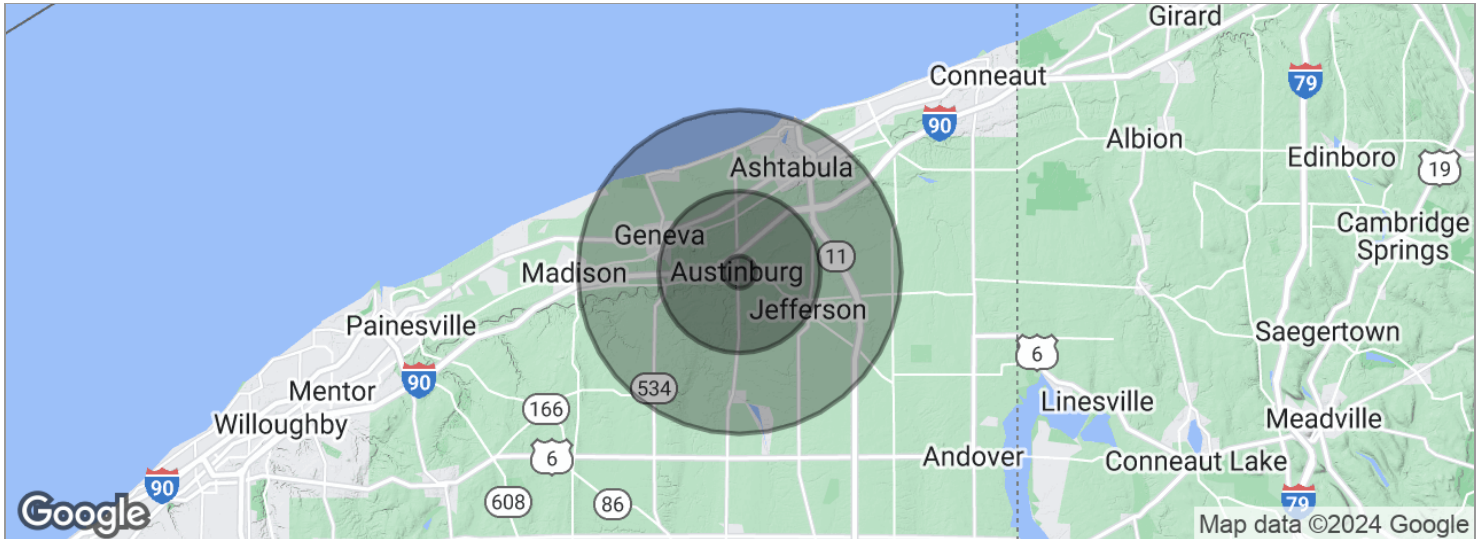
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	350	12,750	69,171
Median age	43.0	42.8	40.2
Median age (male)	38.7	41.0	39.2
Median age (Female)	45.7	44.3	41.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	109	4,739	27,358
# of persons per HH	3.2	2.7	2.5
Average HH income	\$76,262	\$59,641	\$49,383
Average house value		\$151,612	\$118,944

* Demographic data derived from 2020 ACS - US Census

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