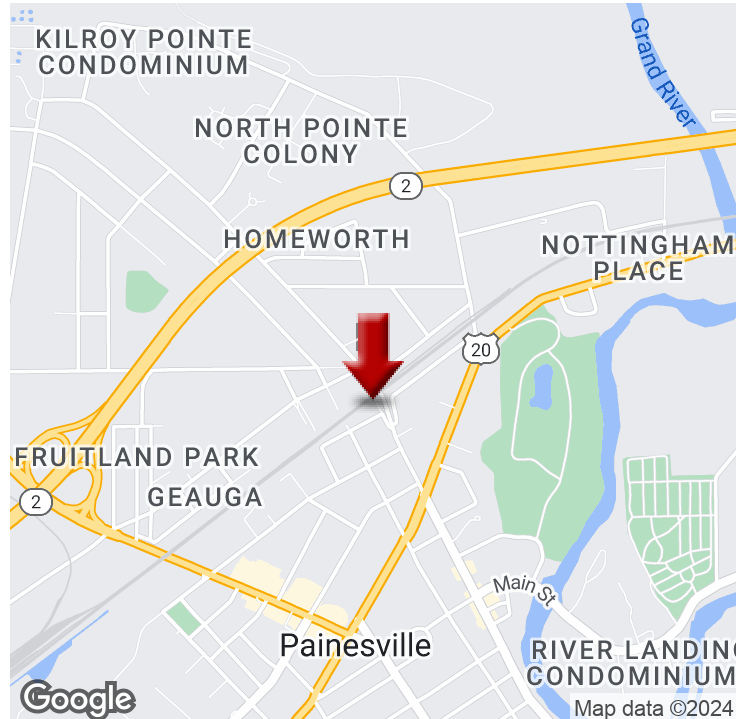


RETAIL FOR SALE

FIXER-UPPER TAVERN/RESTAURANT WITH A LARGE APARTMENT

367 North State, Painesville, OH 44077



OFFERING SUMMARY

SALE PRICE:	\$149,000
AVAILABLE SF:	
LOT SIZE:	0.1 Acres
BUILDING SIZE:	4,308 SF
RENOVATED:	2000
ZONING:	Commercial-General Business
MARKET:	Cleveland
SUBMARKET:	Painesville
PRICE / SF:	\$34.59

PROPERTY OVERVIEW

Historic building built in 1890. 2-story building with full basement. Building is built out of wood construction and sits on 0.10 acres. Frontage is along N. State Street. All utilities are present but need updated. Kitchen hood present in building. Interior improvements need to be completed and building is gutted to the 2'x4' studs. Building and structure has been completely gutted with no interior improvements. Interior demolition permit has been acquired from City of Painesville. New asphalt shingles have been installed to a portion of the building. Building was previously used as a bar/restaurant and contains one apartment on 2nd floor. Estimates for full remodeling can be supplied to qualified interest parties. This property sits in the center other retail businesses in Painesville, Ohio. It is a fixer-upper with many possibilities.

PROPERTY HIGHLIGHTS

- Historic Tavern/Restaurant
- Large Apartment on 2nd floor
- Lake County Governmental Seat
- Partial Construction Completed--Demolition Completed to Wood Studs

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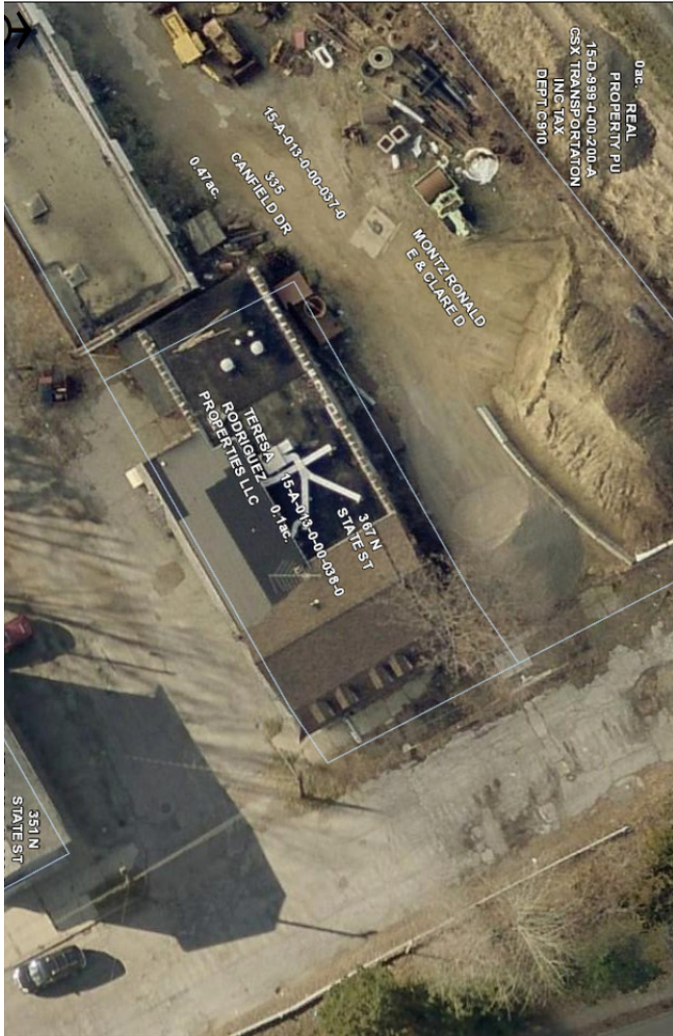
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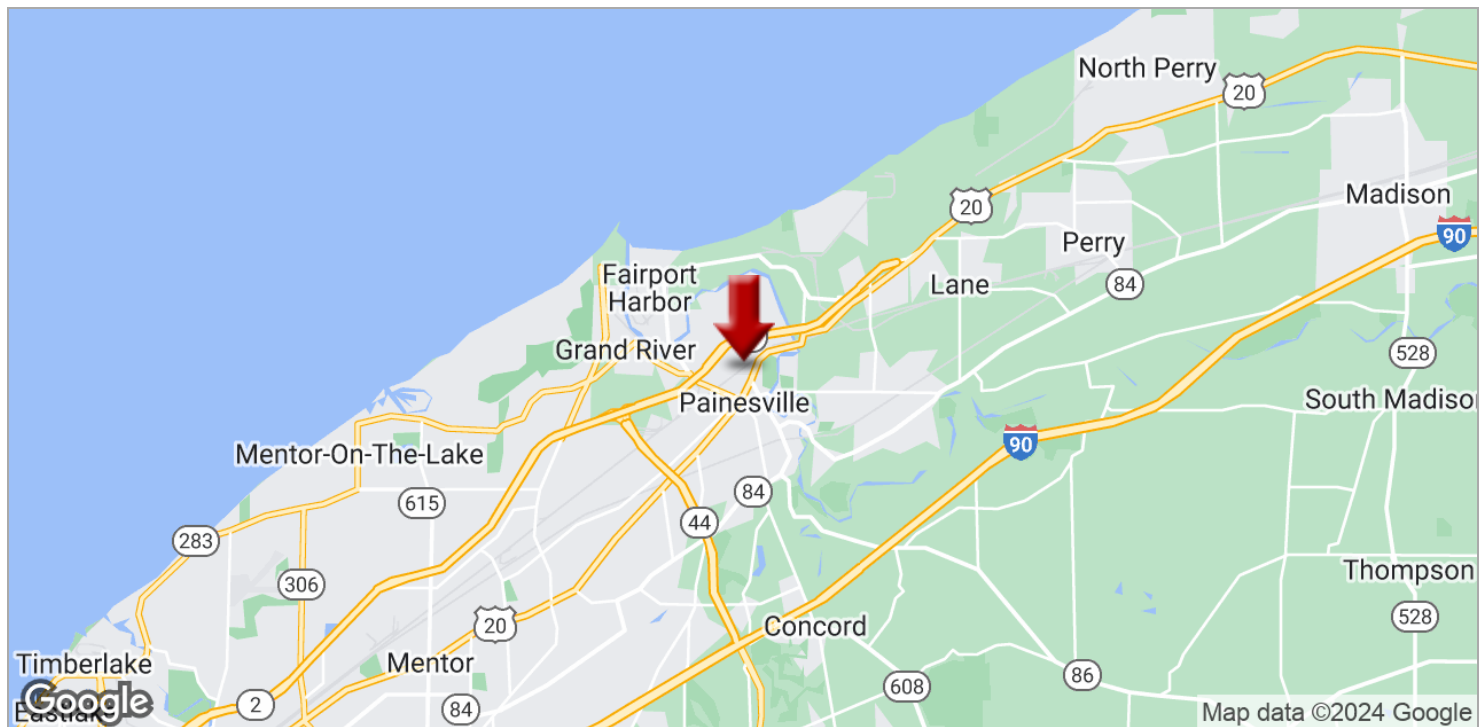
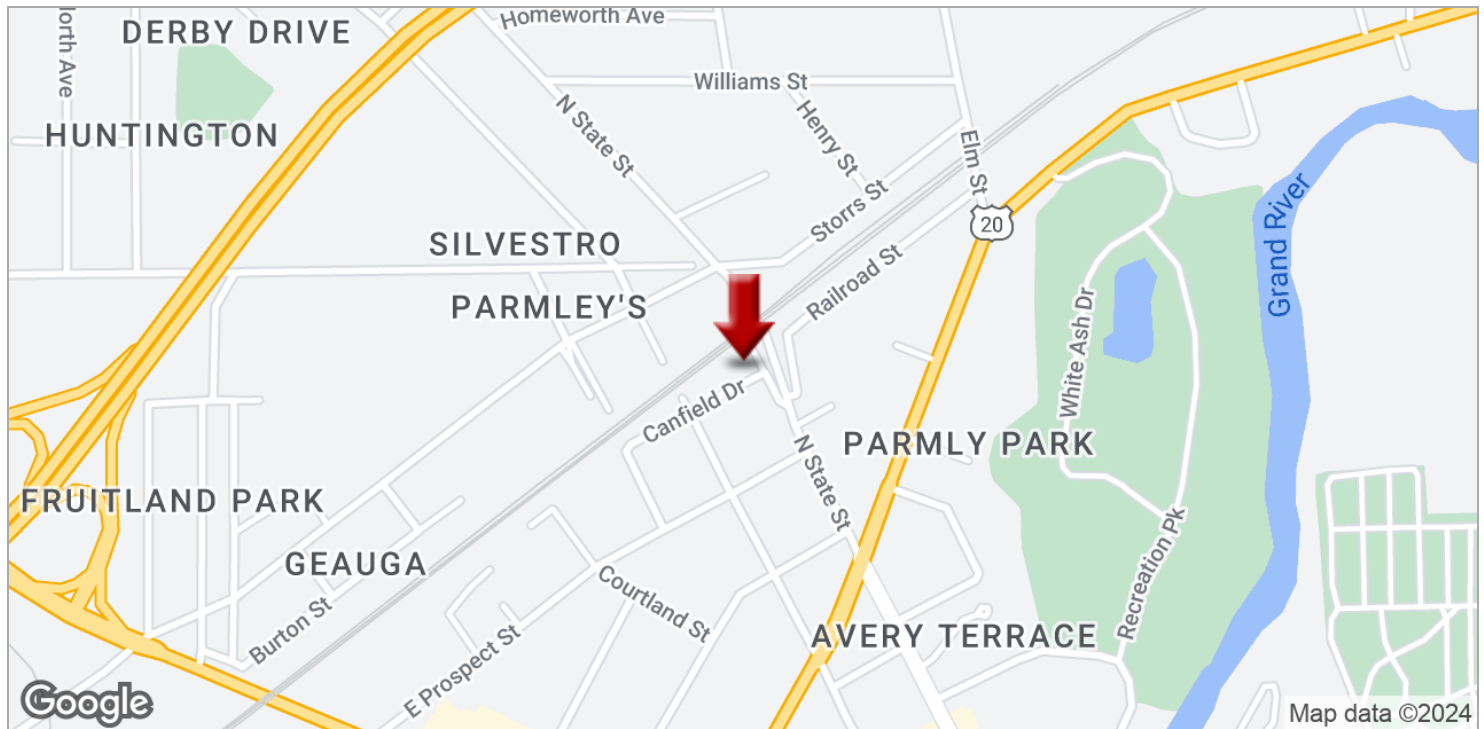
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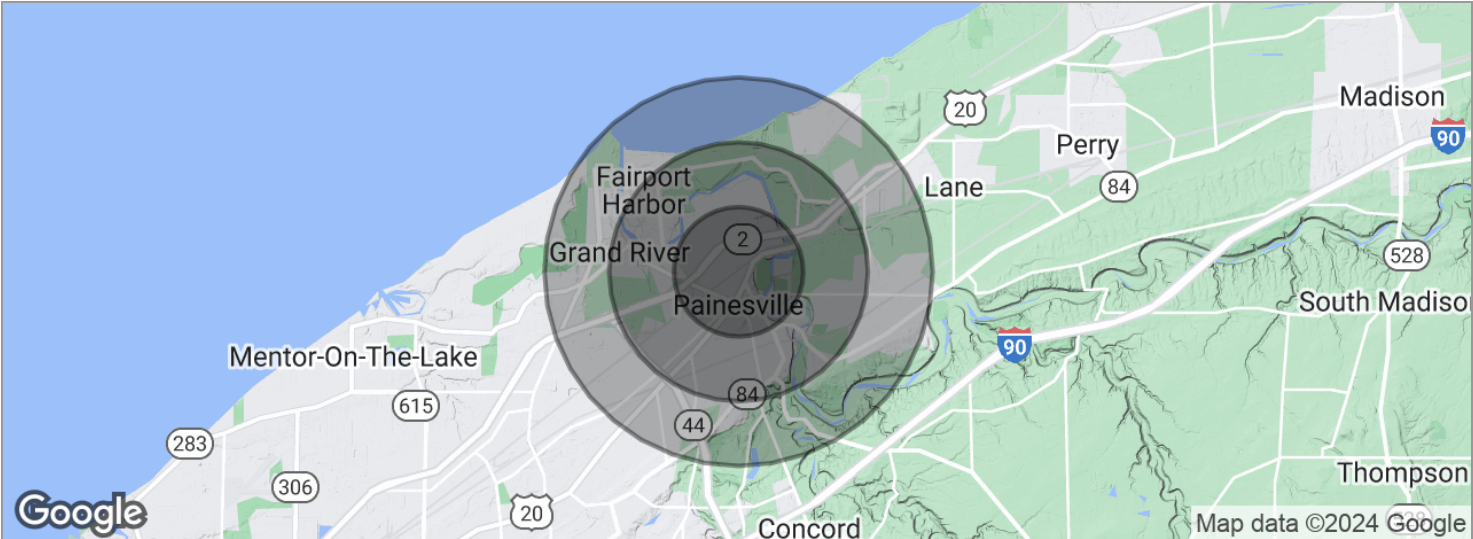
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	10,261	27,250	43,356
Median age	30.2	32.6	35.4
Median age (male)	29.7	32.0	34.7
Median age (Female)	30.6	33.3	36.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	3,735	10,362	16,879
# of persons per HH	2.7	2.6	2.6
Average HH income	\$39,679	\$47,195	\$54,755
Average house value	\$124,062	\$129,998	\$153,021

* Demographic data derived from 2020 ACS - US Census

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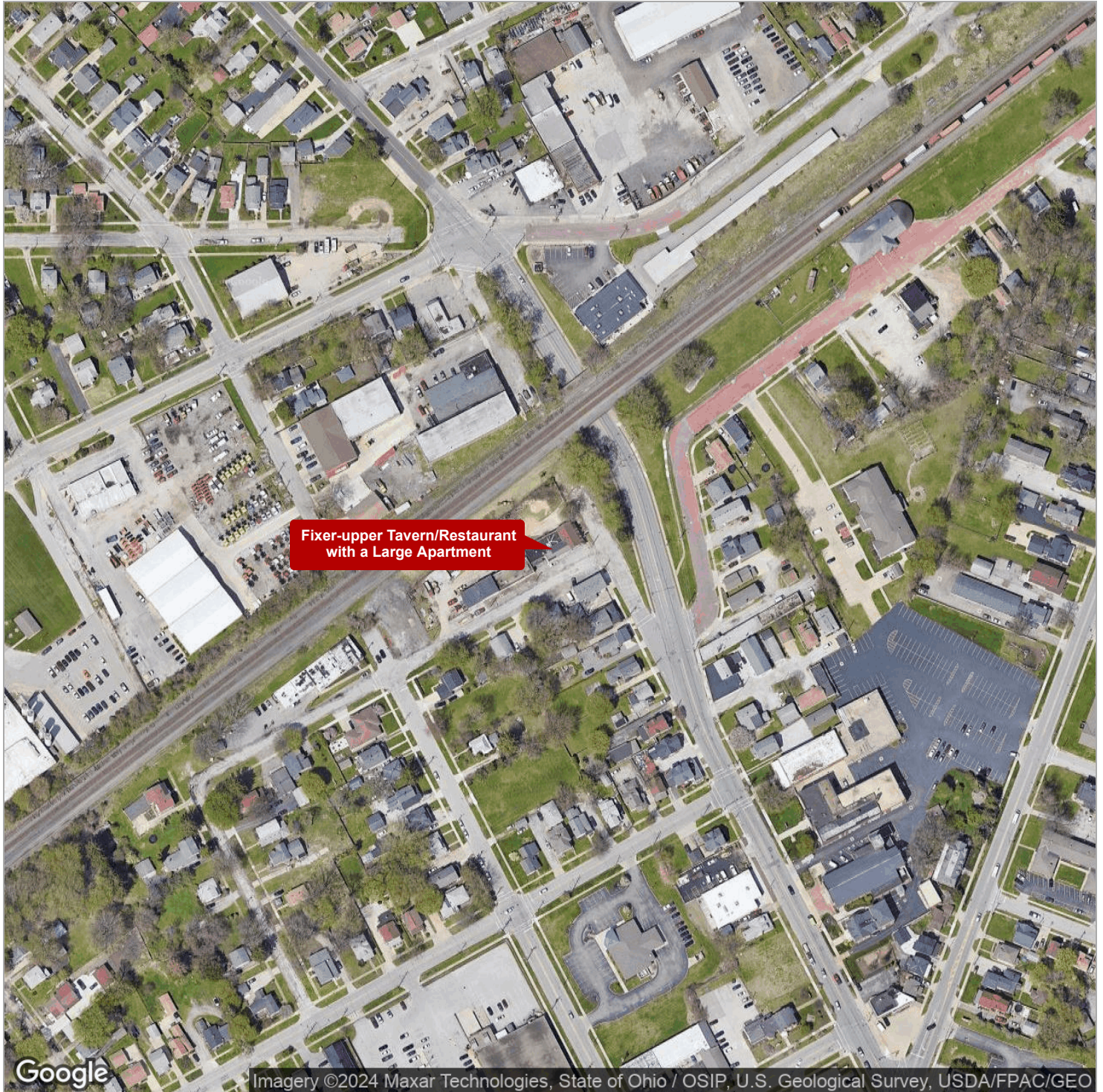
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