



**FOR SALE/LEASE**

**446 West Lake Street**

**446 WEST LAKE STREET**

Ravenna, OH 44266

**PRESENTED BY:**

**GRAYDON FOX**

O: 330.703.5283

graydon.fox@svn.com

OH #SAL2019006700

**BRAD WEIDMAN**

O: 234.231.6251

brad.weidman@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$945,000
LEASE RATE:	\$2.50 SF/yr (NNN)
BUILDING SIZE:	47,592 SF
LOT SIZE:	4.35 Acres
PRICE / SF:	\$19.86
YEAR BUILT:	1948
ZONING:	Industrial
APN:	31-362-00-00-013-000

PROPERTY OVERVIEW

The Subject Property is a 47,592 SF manufacturing building that sits on 4.35 acres of land. The property is located in Ravenna in close proximity to State Route 59 and Interstate 76. The current tenant manufactures/refurbishes aluminum wheels and they will be vacating by June 1st, 2024. The building is equipped with heavy 3 phase power, 2 docks, one 12x10 drive in door, a crane with a 4,000 lb capacity, and a wet sprinkler system.

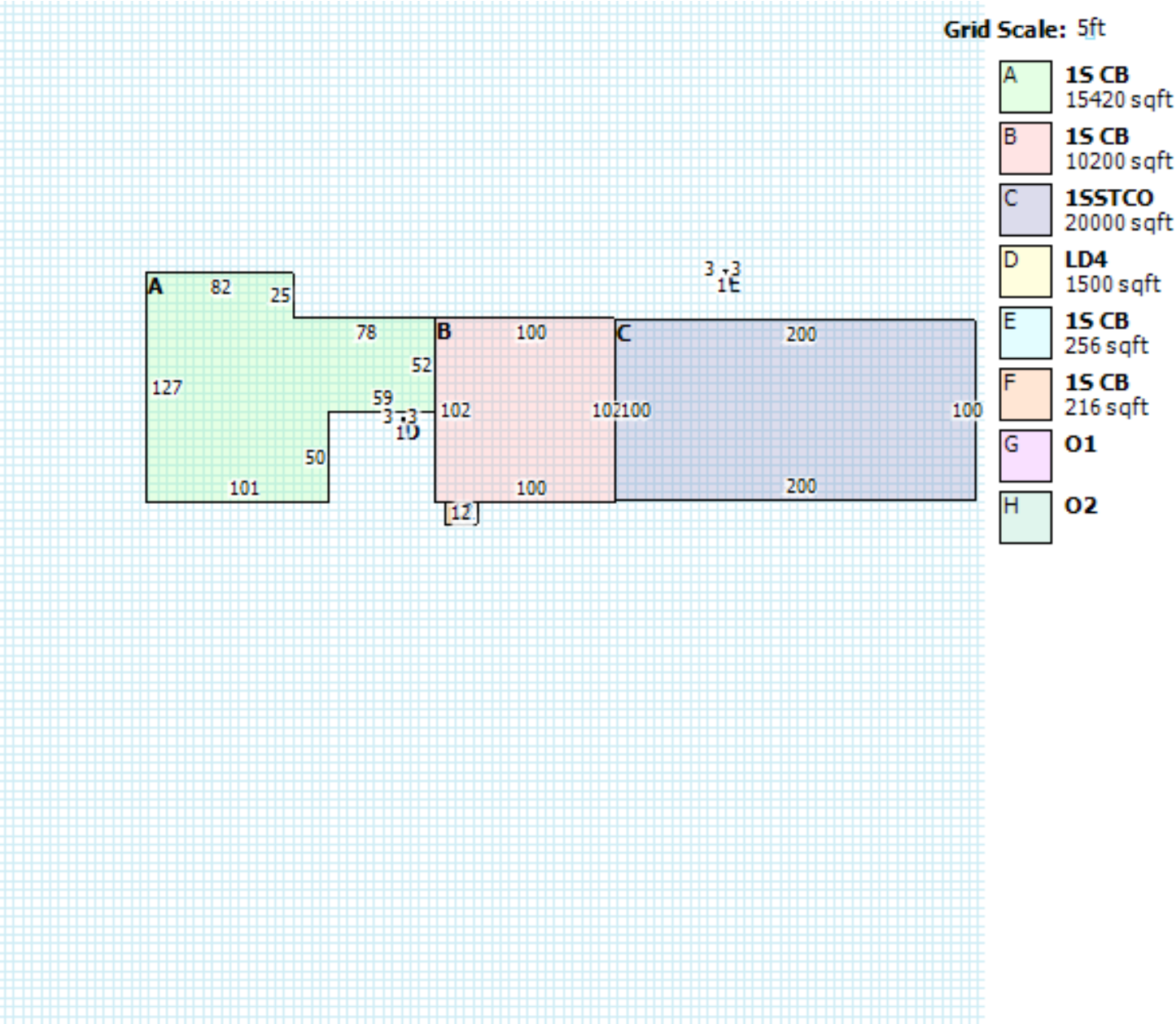
The roof has been well maintained with half of it being replaced in December of 2022. The majority of the building has 13'3" - 14'7" ceiling heights to the bar joist. The rear portion of the building, currently utilized for product storage, features 10'3" to the eaves and 13'3" to the peak. The building features approximately 2,000 SF of office space which features multiple private offices, a storage room, and 4 restrooms.

SELLER FINANCING & LEASE TO PURCHASE OPTIONS AVAILIABLE

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FLOORPLAN

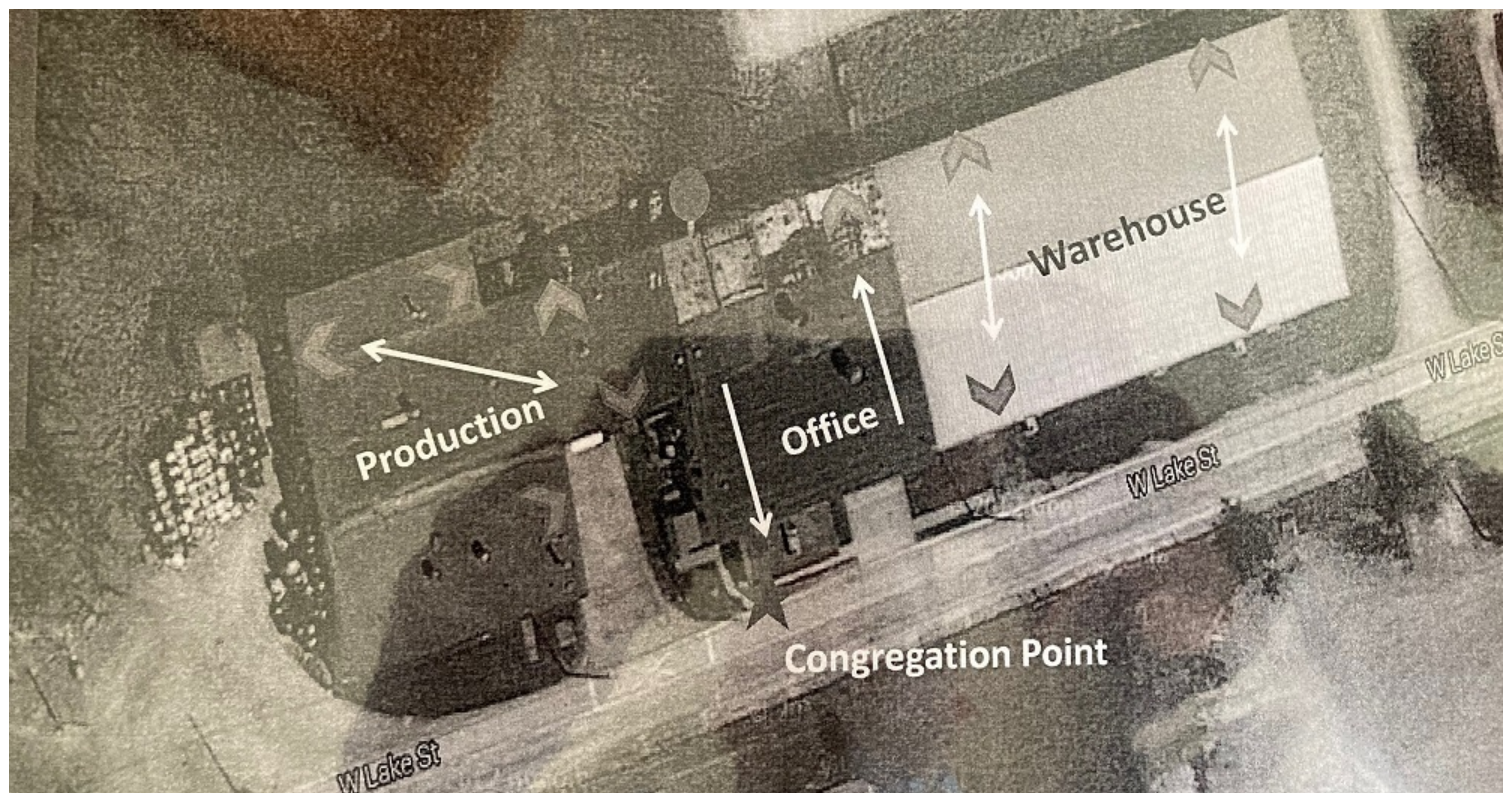


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## BUILDING LAYOUT/PARCEL OUTLINE



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## INTERIOR PHOTOS



**GRAYDON FOX**

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## ADDITIONAL PHOTOS



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## OFFICE PHOTOS



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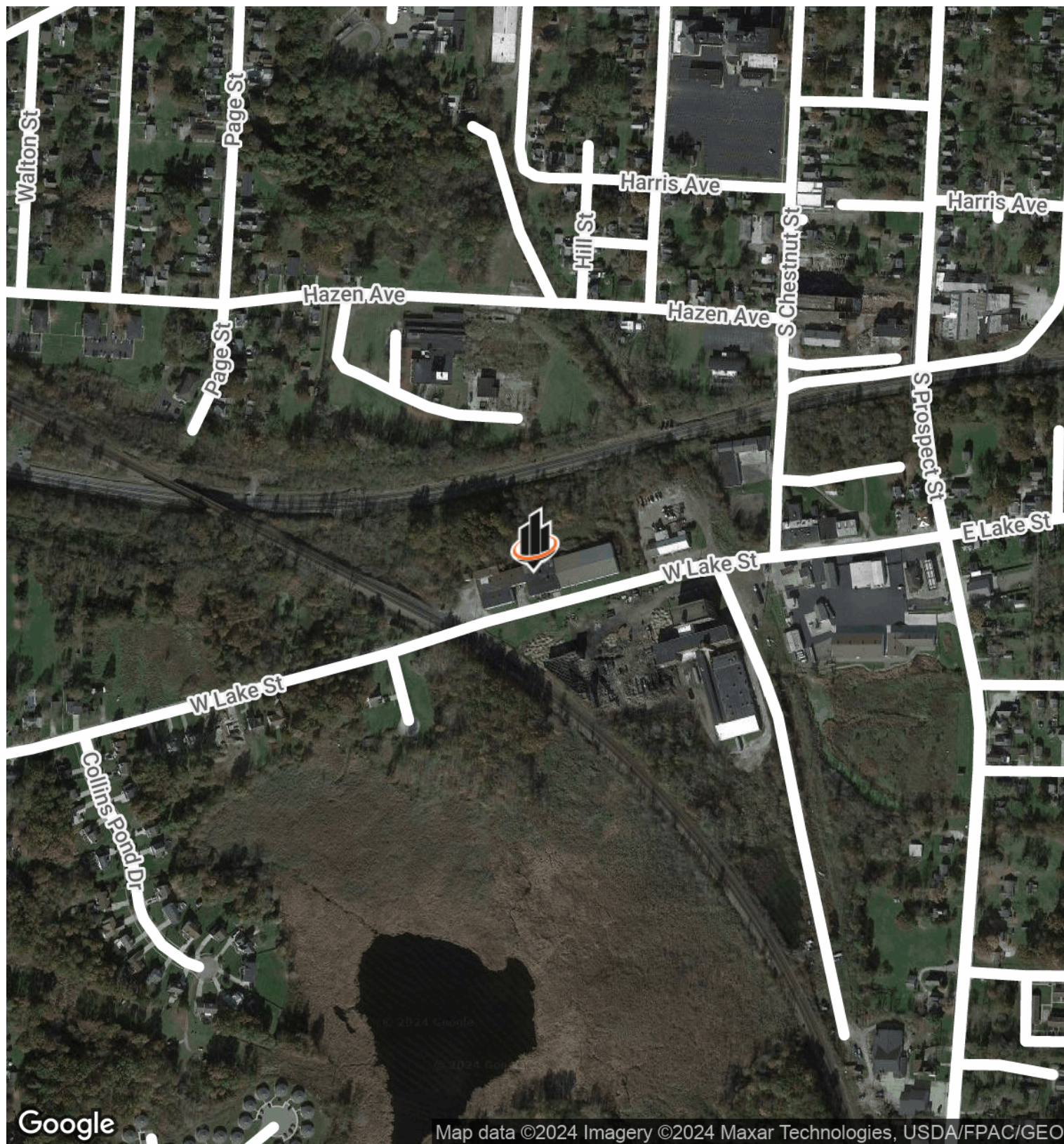
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## LOCATION MAP



Map data ©2024 Imagery ©2024 Maxar Technologies, USDA/FPAC/GEO

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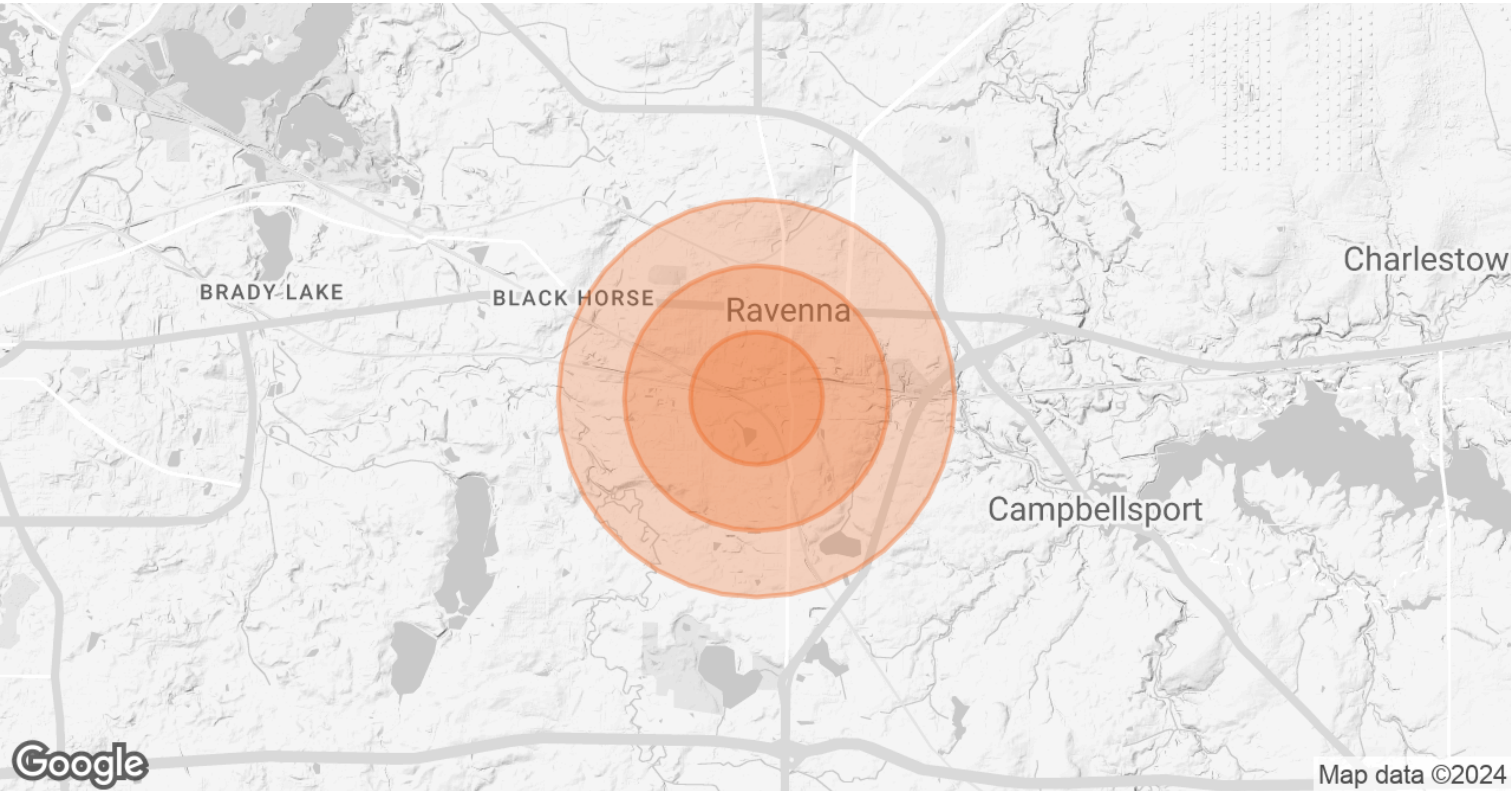
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,635	5,909	11,196
AVERAGE AGE	38.6	40.7	40.5
AVERAGE AGE (MALE)	34.5	37.8	37.9
AVERAGE AGE (FEMALE)	39.1	42.6	42.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	746	2,852	5,262
# OF PERSONS PER HH	2.2	2.1	2.1
AVERAGE HH INCOME	\$40,005	\$42,714	\$48,132
AVERAGE HOUSE VALUE	\$105,126	\$109,220	\$109,336

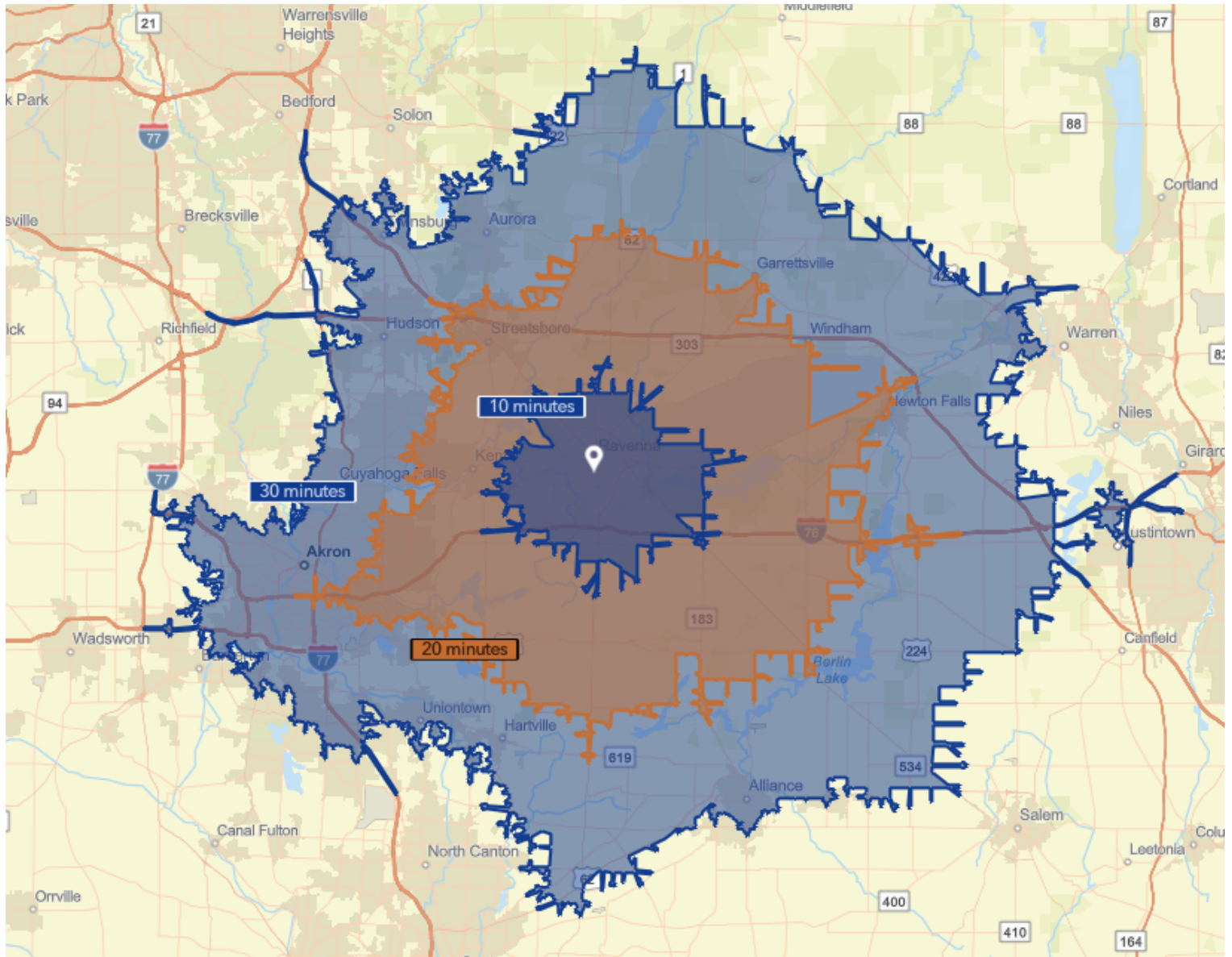
2020 American Community Survey (ACS)

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## DRIVE TIME MAP

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