



626 LORAIN BOULEVARD
ELYRIA, OH 44035
SALE PRICE: \$399,000



PROPERTY HIGHLIGHTS

- Available: 6,782 SF | Lot: 1.25 AC
- **Single-Story Building:** Central Lobby Area connecting 2 Bright Open Rooms, Offices, and Restrooms
- **West Wing:** Former 2,520 SF Sanctuary, 14'-18' Wooden Beamed Ceilings, Sound System, Pews, and Ample Room for Activities
- **East Wing:** 3,120 SF Area includes a Kitchen Area with Sink, Refrigerator, Oven with Exhaust Fan, and 2 Restrooms
- Frontage: 182.50' | Depth: 300'
- Parking: ±50 Spaces
- Zoning: R-MD (Residential-Medium Density District)
- Highway Access: 1 Mile to Ohio Turnpike

ZONING: (R-MD)

Residential-Medium Density District

PERMITTED USES:

- Religious Places of Worship
- Group Home
- Educational Institutions
- Single Household Detached Dwelling
- Non-Commercial Recreation

CONDITIONAL PERMITTED USES:

- Childcare Facility | Bed & Breakfast

LISTING AGENT

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MULTI-USE IMPRESSIVE PROPERTY FOR SALE



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PROPERTY OVERVIEW

This impressive property boasts 8 parcels, covering a 1.25-AC area, and features a spacious, single-story brick building spanning over 6,782 SF. The interior comprises 2 bright and airy open rooms on each end of the building, connected by a central lobby area, restrooms, and offices. The west wing was formerly the sanctuary consisting of 2,520 SF with a beautiful wooden beamed ceiling ranging from 14'-18', a sound system, pews, and ample room for various activities. The east wing is a 3,120 SF area that includes a kitchen area with a sink, refrigerator, exhaust fan, oven, and 2 restrooms. The property also offers parking space for over 50 vehicles, and a large, beautifully maintained greenspace in the front and rear. The current zoning for this property is R-MD (Residential Medium Density District) with principally permitted uses of Educational Institutions, Group Homes, Non-Commercial Recreation, Religious Places of Worship, and Single Household Detached Dwelling Units. Conditionally permitted uses such as Bed and Breakfast Establishment or Child Care Facility.

LOCATION OVERVIEW

This property is conveniently located on the corner of Lorain Boulevard and Walnut Street, near the intersection of Lorain Boulevard and John F Kennedy Memorial Parkway. It is 1 mile from the Ohio Turnpike.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,882	25,177	49,688
Total Population	8,133	53,198	109,456
Average HH Income	\$41,817	\$51,361	\$59,208

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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