

### 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

Sheila Miu Sheila@GerspacherGroup.com 330.722.5002

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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

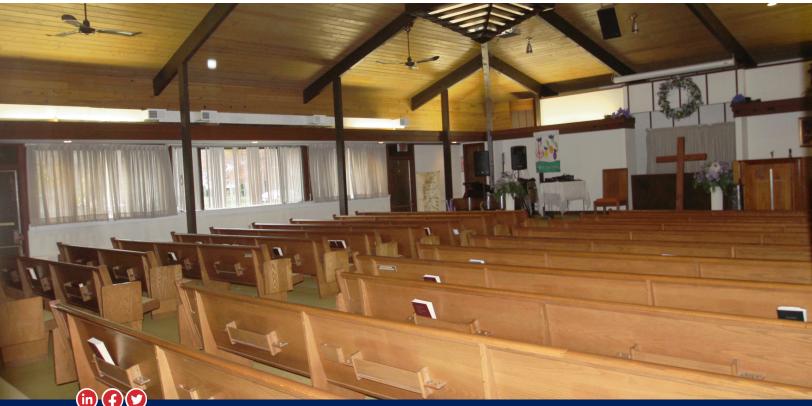
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5164 Normandy Park Drive, Suite 285 | Medina, OH 44256 | o: 330.722.5002 | f: 330.723.6330 | GerspacherGroup.com

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