

LAND FOR SALE

26 GRAND VALLEY , ORWELL, OH 44076

26 Grand Valley Avenue, Orwell, OH 44076



PROPERTY DESCRIPTION

4 parcels totaling 13.46 acres. All parcels are zoned Commercial and sold as-is. Existing house and barn need major repaired or demolished. NO NOT enter house or garage on property. Parcel #39-008-00-022-08 contains an active gas well. Well information will be provided to interested parties. Large creek runs through said property with culvert and pond feature. See pictures included.

PROPERTY HIGHLIGHTS

- Cable, Electricity, Natural Gas, Phone, Sewer, Water available
- All parcels are zoned Commercial
- Active gas well on Parcel #39-008-00-022-08
- Large creek, culvert, and pond feature

OFFERING SUMMARY

Sale Price:	\$150,000
Lot Size:	13.46 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	116	2,625	9,193
Total Population	288	6,853	23,857
Average HH Income	\$51,118	\$58,955	\$62,441

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.

RICK OSBORNE JR.

Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

KW COMMERCIAL

440.255.5500
7400 Center Street
Mentor, OH 44060

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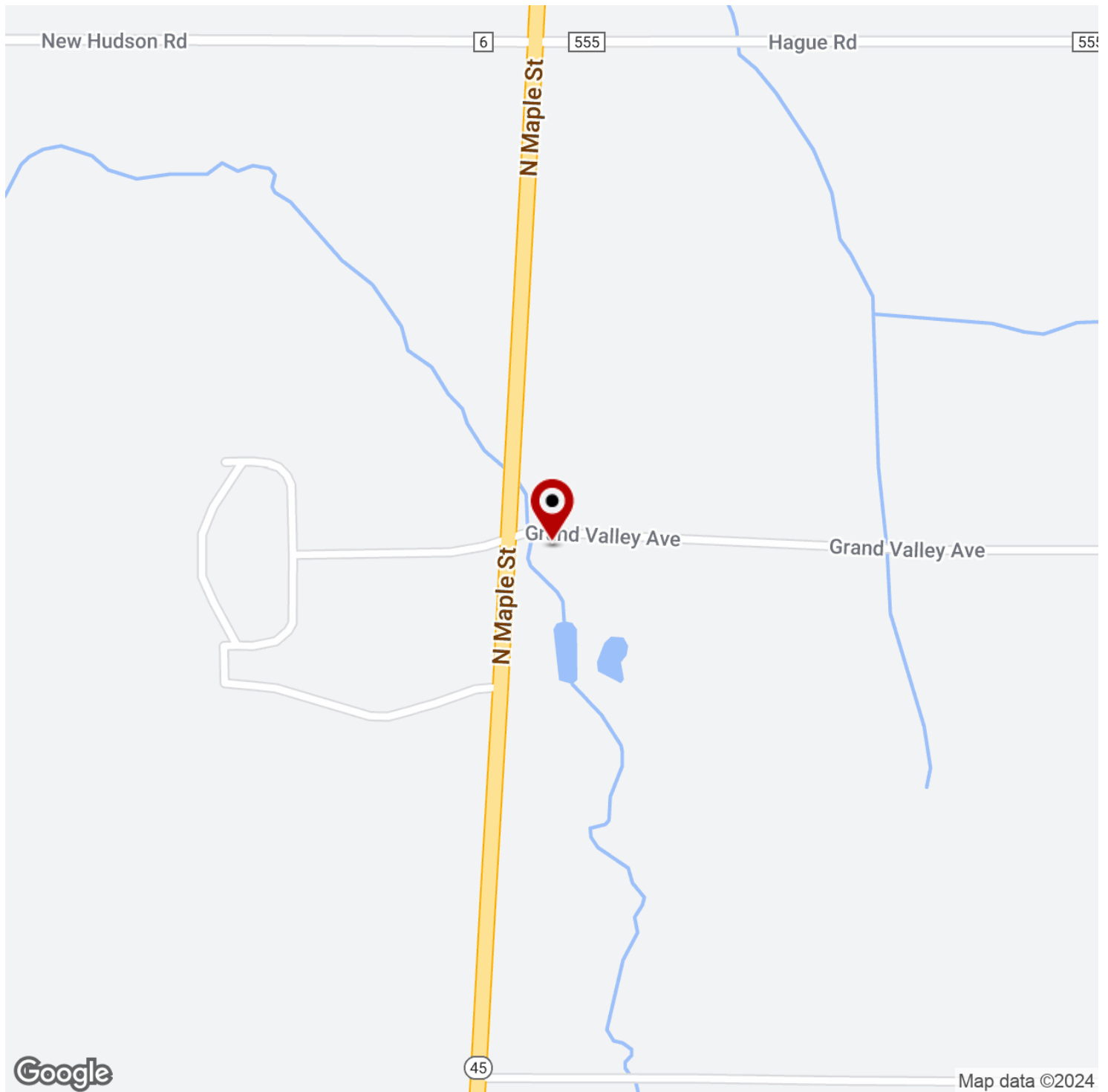
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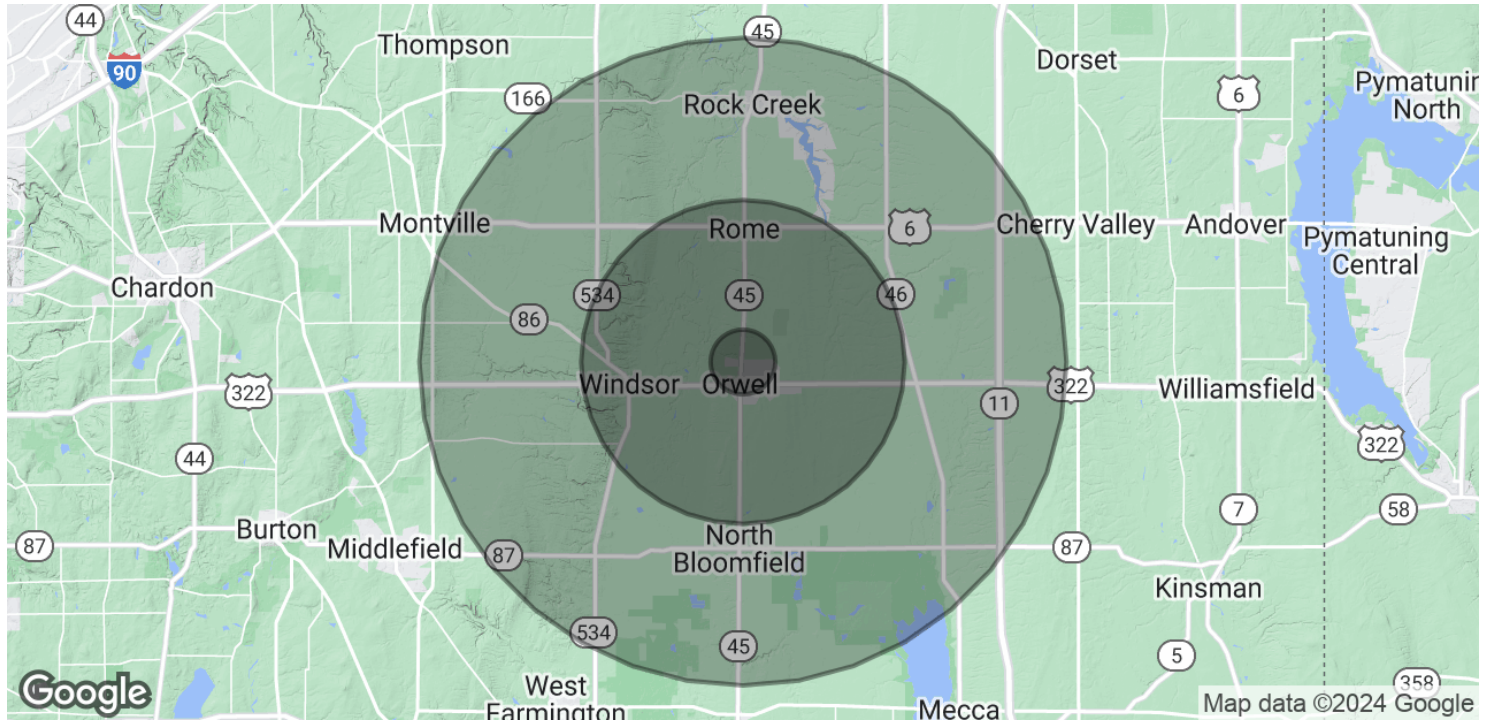
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	288	6,853	23,857
Average Age	29.0	33.9	35.5
Average Age (Male)	25.5	31.6	34.3
Average Age (Female)	37.0	37.7	37.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	116	2,625	9,193
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$51,118	\$58,955	\$62,441
Average House Value	\$143,433	\$141,762	\$159,218

* Demographic data derived from 2020 ACS - US Census

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