

4371 Hickory Ridge Ave, Brunswick, OH 44212

MLS#: **5158268**

Status: **Active**

Recent: **11/04/2025 : Price Decrease : \$599,000->\$549,000**

Prop Type: **Commercial Sale**

Sub Type: **Flex Space**

List Price: **\$549,000** ↓

DOM/CDOM: **43/43**



List Dt Rec: **09/22/2025**

Lot #:

Unit:

County: **Medina**

List Date: **09/22/2025**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Exp Dt: **03/31/2026**

[Supplements \(1\)](#)

Parcel ID: **TX 003-18A-10-017 003-18A-10-016**

Twp: **Brunswick**

Subdiv: **Wolff**

School Dist: **Brunswick CSD - 5202**

Yr Built: **1973/Public Records**

SqFt Total: **3,200**

\$/SqFt: **\$171.56**

Map:

Directions: **Off Pearl Rd, North of Center Rd**

Legal/Taxes

Taxes: **\$2,127** Tax Year: **2024**

Assessment: **No**

Homestead:

Legal: **LOT 92 WH WOLFF SUB 3 .000A**

Annual RE Tax:

Zoning:

General Information

Approx Fin SqFt: **3,200/Public Records**

Office SqFt: **320**

Lot Size (acre): **0.90**

DriveIn Door Max Hgt:

Residential SqFt:

Lot Size Source: **Auditors Website**

Drive In Door Min Hgt:

Warehouse SqFt: **2,880**

Lot Size Front: **99**

Dock Doors:

Retail SqFt:

Lot Size Depth: **195**

Dock Door Max Hgt:

SqFt Min: **320**

Lot Size Dim:

Dock Door Min Hgt:

SqFt Max: **3,200**

Stories Abv Gd:

Features

Bldg Feat: **Bathrooms**

Heating: **Gas**

Cooling:

Addl SubType: **Acreage, Building, Commercial Lot, Office, Other, Warehouse**

Current Use: **Commercial, Industrial, Mixed Use, Warehouse**

Remarks:

Excellent investment opportunity! 4371 Hickory Ridge Avenue features two parcels totaling approx. 0.9 acres in Medina County with ~200 ft of frontage on Hickory Ridge Avenue. Improvements include a 320 sq ft office building plus a 2,880 sq ft pole barn/garage. Small office/apartment separate building on premises as you pull in and then contractor storage units can be rented out or used for your growing business. This is a unique piece of property in the city of Brunswick allowing commercial use. Easy access to highways. This property includes a fenced in yard for truck and trailer storage. Perfect for a contractor, storage, light industrial, contractor yard, small business or rental investment property. There are currently two leases in place not long-term.

Agent/Broker Info

List Agent: **Roger L Nair (2011001849)**

List Office: **Home Equity Realty Group (20422)**

Contact #: **330-350-0016**

Office Phone: **330-952-2244**

LA Email: **rnairair55@gmail.com**

Office Fax:

LA License #: **OH SAL.2011001849**

Brokerage Lic: **2022002672**

Attrib Cnt: **rnairair55@gmail.com, 330-350-0016**

Waived Agt: **No**

Showing

Showing Contact: **330-350-0016** Type: **Listing Agent**

Showing Rqmts: **Call Listing Agent, Text Listing Agent**

Show Address to Client: **Yes**

Virtual Tour: **<https://captivlymedia.smugmug.com/4355-Hickory-Ridge-Ave-Brunswick-OH-44212-Full-Size/n-NK7f>**

Distribution

Internet Listing Y/N: **Yes - No AVM**

Internet Address Y/N: **Yes**

Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name:

Owner Phone:

Owner Agent: **No** Warranty:

Listing Agreement: **Exclusive Right To Sell**

Listing Service: **Full Service**

Listing Contract Date: **09/22/2025**

Expiration Date: **03/31/2026**

Purchase Contract Date:

Possession: **Time of Transfer**

Orig List Price: **\$649,000**

Special Listing Conditions: **Standard**

Online Bidding: **No**

Prepared By: Roger L. Nair

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 11/04/2025 09:40 AM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

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Flex Space SqFt: **0** Bsmt: Yr: **1973** Acres: **0.90** **\$549,000**



View of front of home featuring an outbuilding and driveway



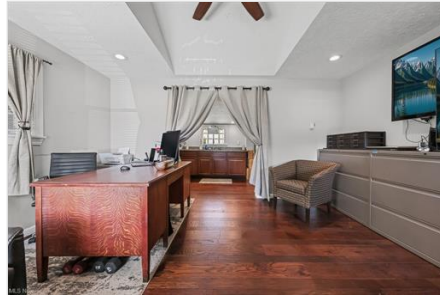
View of dirt / gravel driveway



View of front facade with a shingled roof and an outdoor structure



Home office featuring dark wood-type flooring, lofted ceiling, ceiling fan, and recessed lighting



Office space with a textured ceiling, dark wood finished floors, recessed lighting, and ceiling fan



Home office with dark wood-style flooring, ceiling fan, and recessed lighting



Kitchen with stainless steel appliances, dark wood-style floors, a textured ceiling, dark stone counters, and recessed lighting



Entryway featuring dark wood finished floors, a textured ceiling, recessed lighting, a baseboard heating unit, and ceiling fan



Office area with vaulted ceiling, wood-type flooring, a ceiling fan, recessed lighting, and baseboard heating



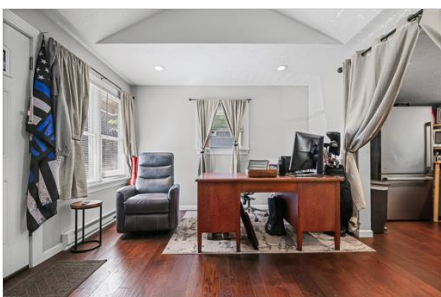
Other



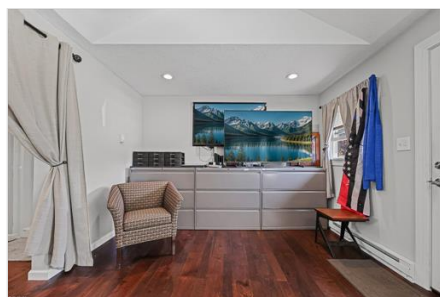
Bathroom with vanity, dark wood finished floors, and a shower stall



Kitchen featuring appliances with stainless steel finishes, dark wood-type flooring, a textured ceiling, light stone counters, and recessed lighting



Office area featuring dark wood-style floors, baseboard heating, vaulted ceiling, and recessed lighting



Sitting room with dark wood-style flooring, a baseboard heating unit, recessed lighting, and a textured ceiling



View of garage



View of garage



View of garage



Garage with a garage door opener



View of garage



View of basement



View of unfinished below grade area



View of garage



Bungalow-style house with driveway



View of front of home featuring an outbuilding and driveway



View of detached garage



Other



View of pole building



View of front of home with board and batten siding, an outbuilding, and a pole building



View of parking / parking lot with view of wooded area



Bird's eye view



Aerial view of property and surrounding area



Drone / aerial view of a heavily wooded area



Aerial view of a forest



Aerial view of a forest



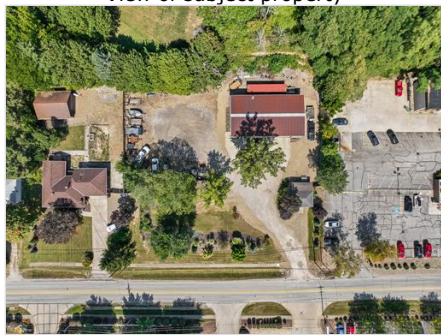
View of subject property



Bird's eye view



Bird's eye view



Aerial view of property and surrounding area



Aerial overview of property's location with a tree filled landscape



Drone / aerial view of a tree filled landscape



Drone / aerial view of a tree filled landscape



View of front of house featuring an outbuilding and a garage



View of yard



View of outdoor structure



Other



View of home's exterior featuring an outbuilding, an outdoor structure, and board and batten siding



View of dirt / gravel road



View of property exterior featuring roof with shingles



View of detached garage

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