

7285 Center St, Mentor, OH 44060

MIS#: 5073844 Prop Type: Commercial Sale

Status: **Active** Sub Type: Mixed Use List Price: \$394,900 Recent: 09/30/2024: New Listing DOM/CDOM: 0/92



List Dt Rec: 09/30/2024 List Date: 09/30/2024

Lot #: Contg Dt: Unit: Pend Dt: County: Lake Off Mkt Dt: Close Dt:

Exp Dt: 03/30/2025

TX 16-B-045-0-00-013-0 Parcel ID:

Mentor Twp: Subdiv: **Hart Allotment** School Dist: Mentor EVSD - 4304

Yr Built: 1910/Public Records

SqFt Total: 2,496 \$/SqFt: \$158.21 Map:

Directions: Corner of Nowlen and Center Street. Business faces Center and residential faces Nowlen (8405 Nowlen)

Legal/Taxes

Taxes: \$8,193 Tax Year: 2023 Assessment: Yes Homestead:

CHURCH LOT PART OF LOT 56 Legal:

Annual RE Tax: Zoning:

General Information

Approx Fin SqFt: 2,496

Office SqFt: DriveIn Door Max Hat: Lot Size (acre): 0.44 Lot Size Source: Auditors Website Residential SqFt: Drive In Door Min Hgt: Warehouse SqFt: Lot Size Front: 119 # Dock Doors: Retail SqFt: Lot Size Depth: 160 Dock Door Max Hgt:

Features

Basement: Yes

Baseboard, Forced Air Heating: **Central Air** Cooling: **Public Public** Water: Sewer:

Parking: Parking Lot Current Use: Mixed Use Remarks

PRIME LOCATION. TWO BUILDINGS AND INCOME SOURCES FOR THE PRICE OF ONE. Multi Use property with endless possibilities. Business side has been used for spa/medical services but can easily be used for office spaces, bridal shop, nail salon, tattoo shop and much much more. One room is already rented to a month to month tenant and the second building on the lot is a three bedroom residential home which is occupied with a long-term tenant for instant cash flow to this investment opportunity. Plenty of parking and easy access from the highway. This opportunity is priced to sell. Buyer to do due diligence on approved uses.

Agent/Broker Info

List Agent: Christina McVey (2021000365) List Office: Keller Williams Elevate (2717)

Contact #: 330-635-7500 Office Phone: 440-572-1200 LA Email: cmcvey@kw.com Office Fax: 440-572-1201 OH SAL.2021000365 LA License #: Brokerage Lic:

Co List Agt: Roger L Nair (2011001849) Co List Off: Keller Williams Elevate (2717)

Co License #: OH SAL.2011001849 Brokerage Lic:

Contact #: 330-350-0016 Co LA Email: rnairair@aol.com

Attrib Cnt: cmcvey@kw.com 330-635-7500

Waived Agt:

Showing Showing Contact: 3306357500

Type: **Showing Service**

Showing Ramts: **Appointment Only**

Showing Remarks: There is a business tenant-do not disturb if on site. Lock up when leaving and leave feedback.

Show Address to Client: Yes

Concessions: Yes - Contact Agent

Distribution

Internet Address Y/N: Yes Internet Listing Y/N: Yes - No AVM Internet Consumer Comm Y/N: No

Listing/Contract Info

Owner Phone: Warranty: Owner Name: Owner Agent: No Listing Agreement: Exclusive Right To Sell Listing Service: Full Service

Listing Contract Date: 09/30/2024 Expiration Date: 03/30/2025 Purchase Contract Date: Possession: Negotiable (Possession) Orig List Price: \$394,900 Special Listing Conditions: Standard

Online Bidding: No

Broker Remarks: Business tenant rents one room for \$400 per month and is month to month. Residential building is 8405 Nowlen and is being rented for \$1200 per month. Long term tenant. Do not disturb tenant. Rental home can be viewed by appointment upon serious buyer with approved offer.

Prepared By: Roger L. Nair Information is Believed To Be Accurate But Not Guaranteed Date Printed: 09/30/2024 10:51 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.

7285 Center St , Mentor, OH 44060 MLS: 5073844

Mixed Use SqFt: 0 Bsmt: Yes Yr: 1910 Acres: 0.44 \$394,900



Front of Structure



Entry



Other



Front of Structure





Front of Structure



Back of Structure

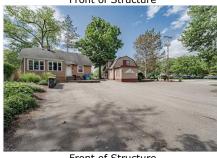


Front of Structure





Front of Structure



Front of Structure



Side of Structure



Sun Room



Office



Lobby



Entry



Bathroom



Kitchen



Kitchen



Bathroom





Bonus Room



Bathroom



Bonus Room



Bonus Room



Bonus Room



Aerial View



Aerial View



Aerial View
Information is Believed To Be Accurate But Not Guaranteed