



7285 Center St, Mentor, OH 44060

MLS#: **5073844** Prop Type: **Commercial Sale** List Price: **\$394,900**
 Status: **Active** Sub Type: **Mixed Use** DOM/CDOM: **0/92**
 Recent: **09/30/2024 : New Listing**



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**

Parcel ID: **TX 16-B-045-0-00-013-0**
 Twp: **Mentor**
 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:
 Legal: **CHURCH LOT PART OF LOT 56**
 Annual RE Tax: Zoning:

General Information

Approx Fin SqFt: **2,496** Lot Size (acre): **0.44** DriveIn Door Max Hgt:
 Office SqFt: Lot Size Source: **Auditors Website** Drive In Door Min Hgt:
 Residential SqFt: Lot Size Front: **119** # Dock Doors:
 Warehouse SqFt: Lot Size Depth: **160** Dock Door Max Hgt:
 Retail SqFt:

Features

Basement: **Yes**
 Heating: **Baseboard, Forced Air** Cooling: **Central Air**
 Water: **Public** Sewer: **Public**
 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**
 LA License #: **OH SAL.2021000365** 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: **No**

Showing

Showing Contact: **3306357500** Type: **Showing Service**
 Showing Rqmts: **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**

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

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



Front of Structure



Entry



Other



Front of Structure



Yard



Front of Structure



Back of Structure



Front of Structure



Entry



Front of Structure



Front of Structure



Side of Structure



Sun Room



Office



Lobby



Entry



Bathroom



Kitchen



Kitchen



Bathroom



Bonus Room



Bonus Room



Bathroom



Bonus Room



Bonus Room



Bonus Room



Aerial View



Aerial View



Aerial View

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