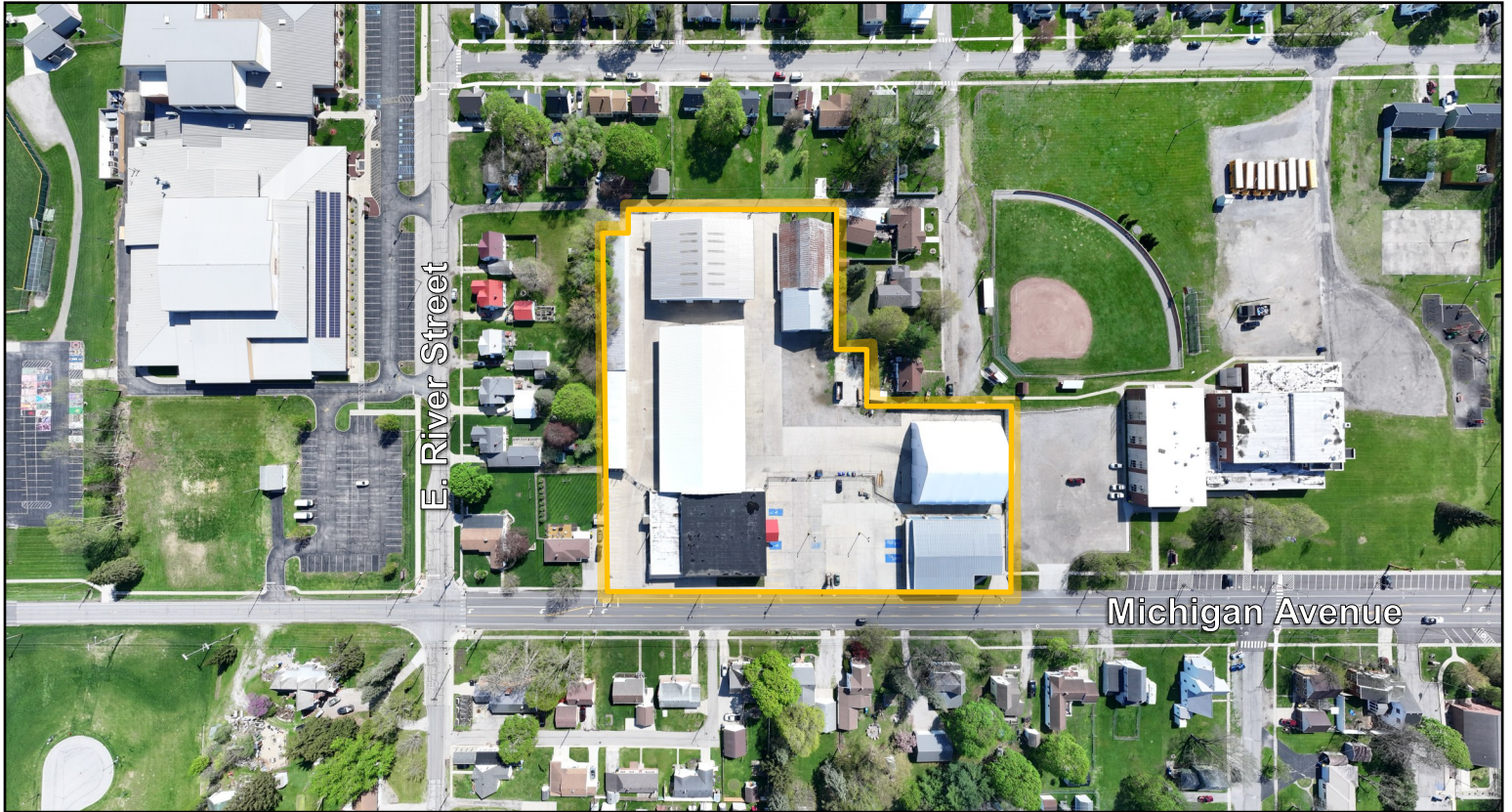


# BND

## COMMERCIAL

**SECURED YARD WITH RETAIL & WAREHOUSE  
FOR SALE**  
8,245 SF & 30,072 SF  
EDGERTON, OHIO



### HIGHLIGHTS: 418 & 444 N Michigan Ave

**Building Size:** 8,245 SF - 418 N. Michigan Avenue  
30,072 SF - 444 N. Michigan Avenue

- Located on 4.18 Acres of Land
- Covered Material Storage Structures Included
- Secure Compound-Style Layout with Controlled Access

**Sale Price:** \$1,530,000



**Breck Johnson**  
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bj@bnd.net

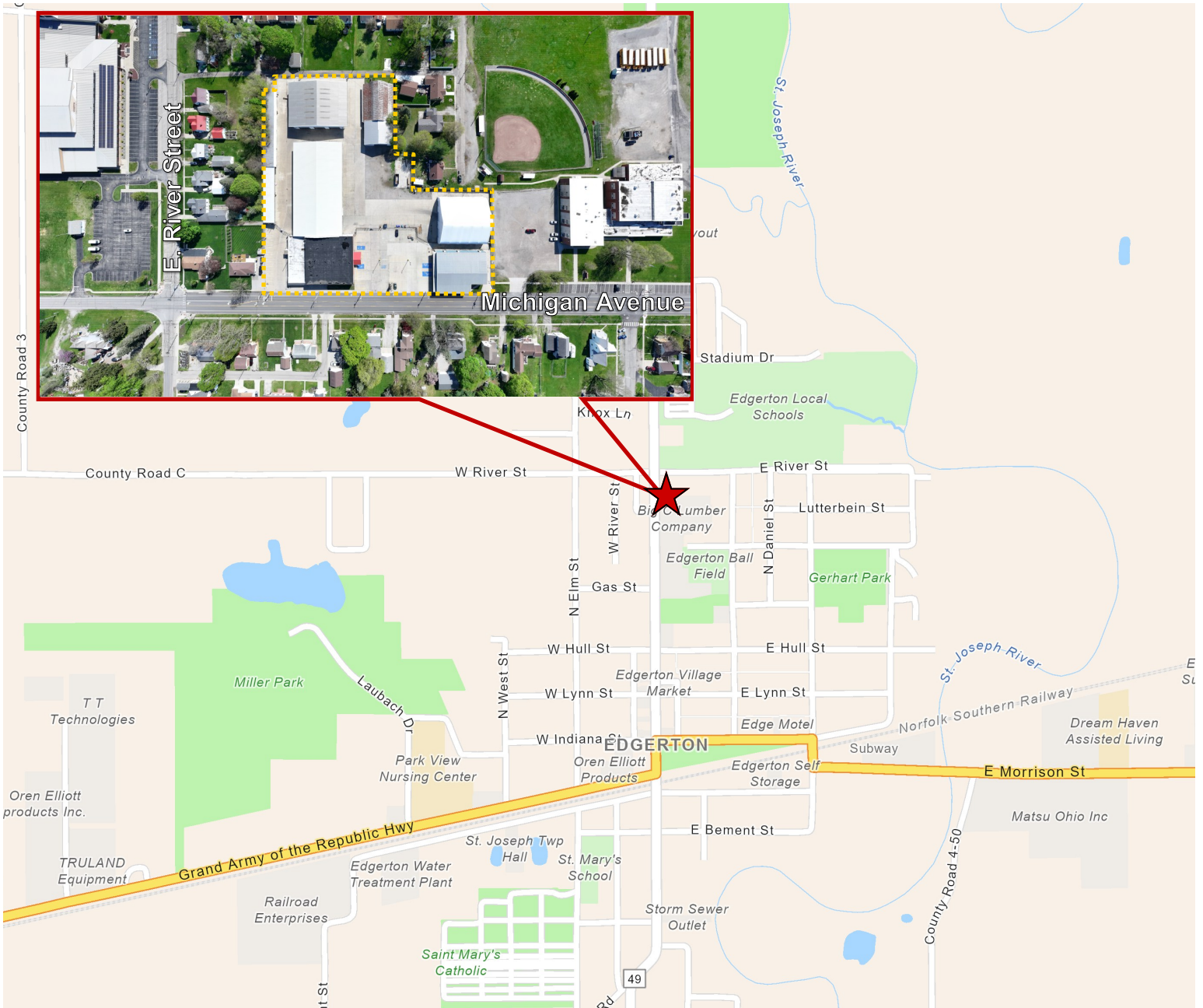
**Austin Hoskins**  
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sswitzer@samswitzerrealty.com

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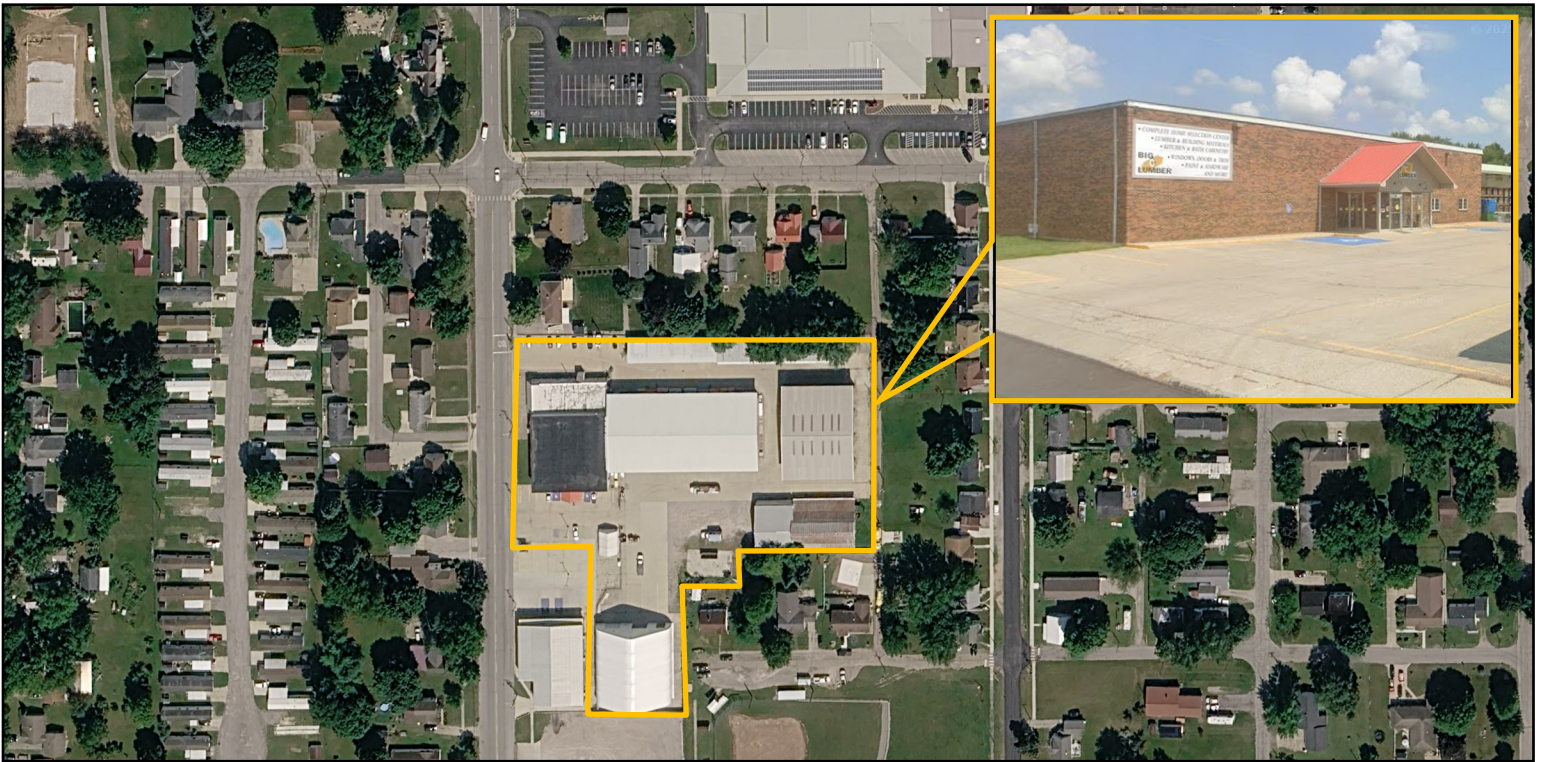
### 2025 DEMOGRAPHICS

	3 Miles	5 Miles
Population	2,600	4,028
Avg. H/H Income	\$74,142	\$82,317

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**BND****COMMERCIAL****SECURED YARD WITH RETAIL & WAREHOUSE  
FOR SALE****8,245 SF & 30,072 SF  
EDGERTON, OHIO****Building Information**

	444 North Michigan Avenue
<b>Building Size</b>	30,072 SF
<b>Construction Type</b>	Steel Frame
<b>Construction Year</b>	1980
<b>Number of Floors</b>	One Floor with Retail and Warehouse Mezzanine
<b>Lighting</b>	Fluorescent
<b>Heating System</b>	Gas-Forced Air (Retail Area Only)
<b>Electric</b>	240 V, 3 Phase, 400 Amp
<b>Air Conditioning</b>	Central Air (Retail Area Only)
<b>Sprinkler System</b>	None
<b>Restrooms</b>	Two
<b>Docks</b>	None
<b>OH Doors</b>	Three 18' x 14'
<b>Previous Use</b>	Lumber Sales Yard

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**SECURED YARD WITH RETAIL & WAREHOUSE  
FOR SALE  
8,245 SF & 30,072 SF  
EDGERTON, OHIO**

**444 North Michigan Avenue**



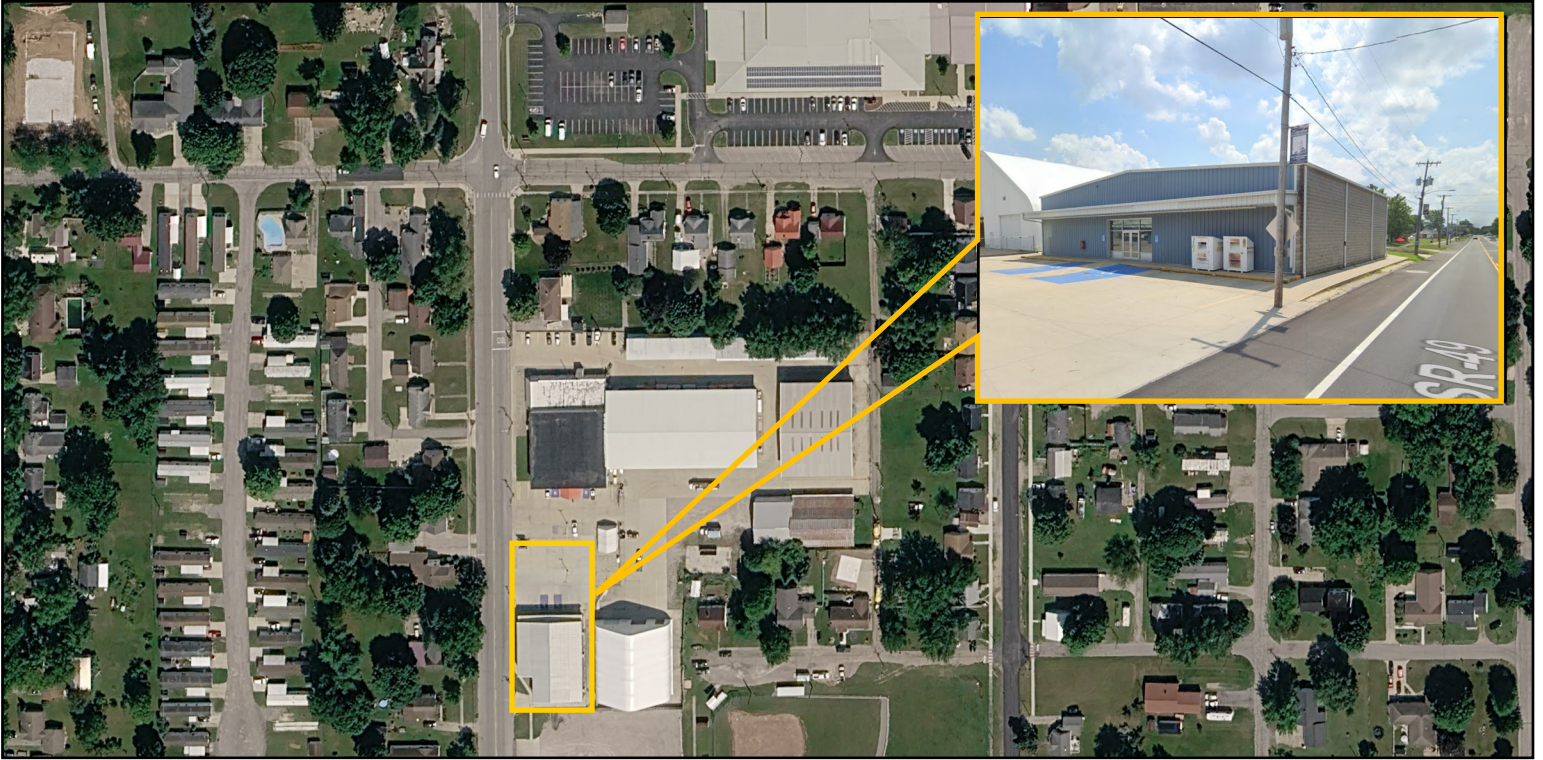
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**BND****COMMERCIAL**

**SECURED YARD WITH RETAIL & WAREHOUSE  
FOR SALE**  
8,245 SF & 30,072 SF  
EDGERTON, OHIO



### Building Information

	418 North Michigan Avenue
Building Size	8,245 SF
Construction Type	Concrete
Construction Year	2001
Number of Floors	1
Roof	Metal
Floor	Concrete Slab
Lighting	LED
Heating System	Gas-forced Air
Electric	Standard
Air Conditioning	Central Air
Sprinkler System	None
Restrooms	2
OH Doors	1
Previous Use	Dollar Store

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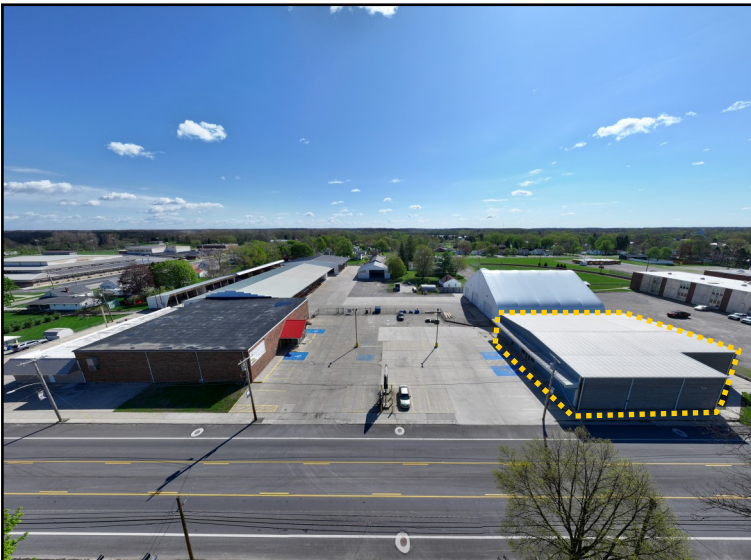
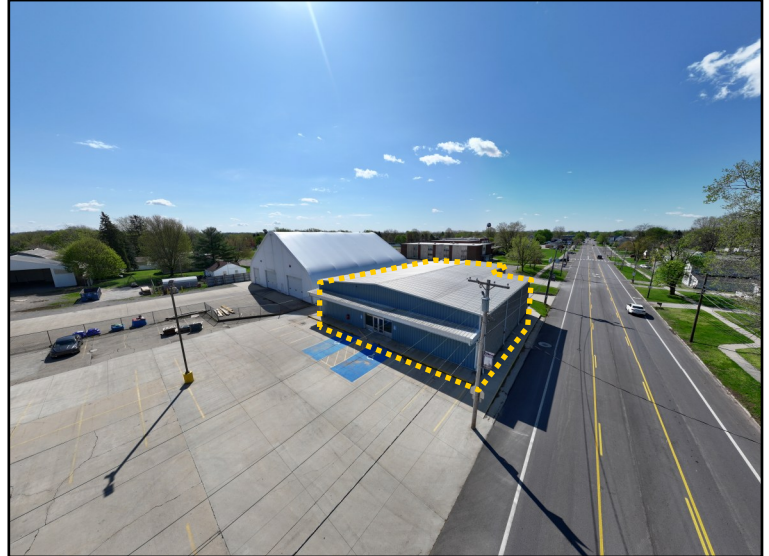
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**BND****COMMERCIAL****SECURED YARD WITH RETAIL & WAREHOUSE  
FOR SALE  
8,245 SF & 30,072 SF  
EDGERTON, OHIO****Sale Information**

<b>Sale Price</b>	<b>\$1,530,000</b>
<b>Terms</b>	<b>Cash at Close</b>
<b>Annual Taxes</b>	<b>\$14,549.52 - 444 N Michigan Avenue \$ 5,688.22 - 418 N Michigan Avenue</b>
<b>Tax Year / Pay Year</b>	<b>2025 / 2026</b>

**Property Highlights**

<b>Parcel Number</b>	<b>061-270-06-009.001; 061-270-06-009.000</b>
<b>Address</b>	<b>418 &amp; 444 North Michigan Avenue</b>
<b>City / State / Zip</b>	<b>Edgerton / Ohio / 43517</b>
<b>Total Building Size</b>	<b>38,317 SF (Excluding Outdoor Warehousing)</b>
<b>Land Size</b>	<b>4.18 Acres</b>
<b>Zoning</b>	<b>C-2, General Business</b>
<b>Number of Parcels</b>	<b>2 ( Contact Brokers for Individual Parcel Discussion )</b>
<b>Parking</b>	<b>Paved Parking</b>
<b>Rail Access</b>	<b>No</b>
<b>Nearest Highway</b>	<b>0.4 Mile to US 6</b>
<b>Distance to Interstate</b>	<b>16.5 Miles to I-69</b>

**Utilities**

	<b>Company</b>	<b>Estimated Expense / Year</b>
<b>Gas</b>	<b>Ohio Gas</b>	<b>User Specific</b>
<b>Electric</b>	<b>Village of Edgerton</b>	<b>User Specific</b>
<b>Water</b>	<b>Village of Edgerton</b>	<b>User Specific</b>
<b>Sewer</b>	<b>Village of Edgerton</b>	<b>User Specific</b>

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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