

516 W

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

516 W Washington St

Sandusky, OH 44870

Exclusively Represented By:

Tarina Sidoti

Broker

419 706 2365

tarina.sellshomes@yahoo.com

Property lines are for visual reference
cannot determine ownership.

OFFICE SPACE FOR SALE

516 W Washington St

Sandusky, OH 44870

FOR SALE

Executive Summary



Offering Summary

Price	\$297,000
Price / GSF	\$80.27
Occupancy	null%
NOI	\$0.00
GSF	3,700 SF
# of Floors	2
Site Size	4,875 SF
Parking Spaces / Ratio	null / null
Year Built	1900

Property Overview

This downtown Sandusky property with endless character, history and perfectly located within walking distance to the water is FINALLY READY TO BE S-O-L-D!

Nearly 4,000 square feet of exquisite detail, rich woodwork, soaring ceilings, and timeless character await you. Built in 1900 and owned by the same family for decades, this property carries a proud history as the longtime site of a respected law firm.

The possibilities for the next chapter are endless. Whether continuing as a professional office, converting into a one-of-a-kind residence, or taking advantage of the city's flexibility for transient/VRBO rental use.

Includes multiple levels of finished space, impressive original architecture, and 8 off-street parking spaces for convenience. The property provides presence and curb appeal in a prime location.

Just steps from Sandusky's vibrant waterfront, restaurants, entertainment, and year-round events, this property is ideally positioned for both personal and investment use.

Don't miss this rare opportunity to own a landmark property filled with charm, history, and unlimited potential.

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Additional Photos



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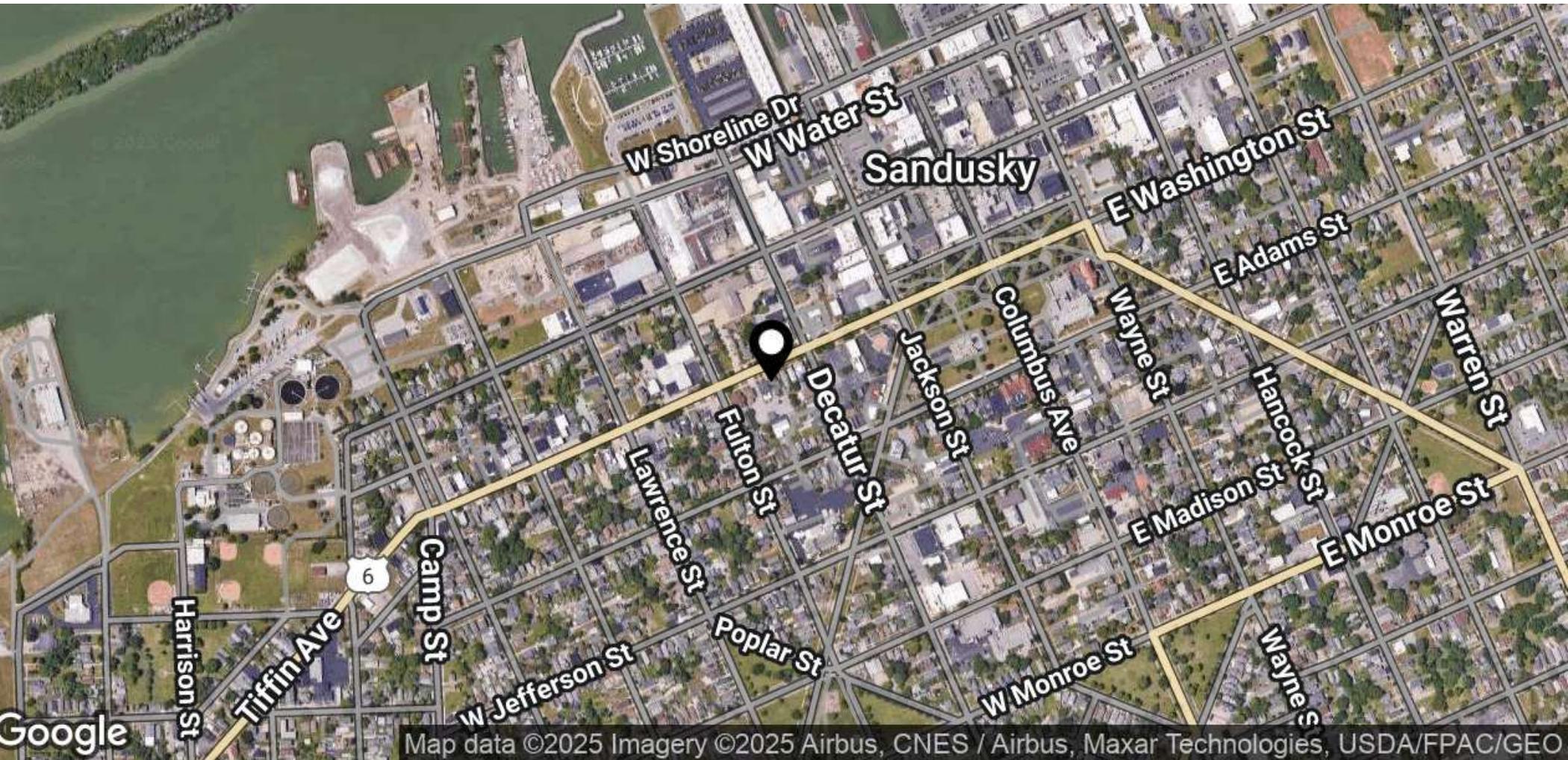
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Location Map



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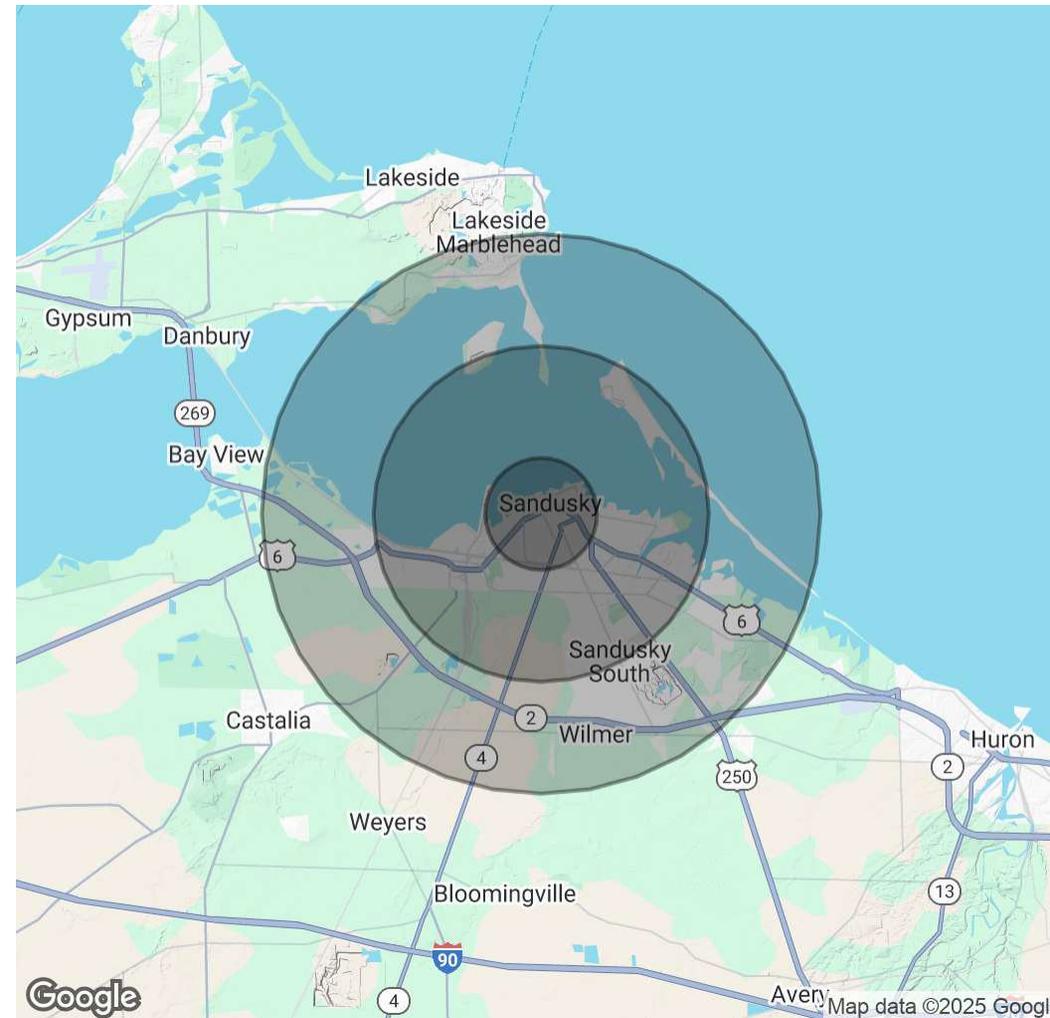
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	11,733	28,166	38,817
Average Age	39	42	43
Average Age (Male)	38	41	42
Average Age (Female)	39	42	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,122	12,167	16,796
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$51,900	\$61,444	\$69,547
Average House Value	\$120,949	\$164,052	\$194,568

Demographics data derived from AlphaMap



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