

4043 Beck Ave, Louisville, OH 44641

MLS#: **5079704**

Prop Type: **Commercial Sale**

Status: **Active**

Sub Type: **Industrial**

Recent: **10/22/2024 : New Listing**

List Price: **\$650,000**

DOM/CDOM: **1/1**



List Dt Rec: **10/22/2024**

List Date: **10/22/2024**

Lot #:

Contg Dt:

Unit:

Pend Dt:

County: **Stark**

Off Mkt Dt:

Close Dt:

Supplements (3)

Exp Dt: **04/22/2025**

Parcel ID: **TX 03307543**

Twp: **Nimishillen Twp**

Subdiv:

School Dist: **Louisville CSD - 7607**

Yr Built: **1968/Public Records**

SqFt Total: **2,110**

\$/SqFt: **\$308.06**

Map:

Directions: **West of Louisville St. from California Ave to left on Beck**

Legal/Taxes

Taxes: **\$7,440**

Tax Year: **2023**

Assessment: **Yes**

Homestead:

Legal: **30 SE 1.59A**

Zoning: **Commercial**

Annual RE Tax:

General Information

Approx Fin SqFt: **2,110/Auditors Website**

Industrial SqFt: **13,500**

Traffic Ct/Day:

Office SqFt: **1,421**

Lot Size (acre): **1.59**

Residential SqFt:

Lot Size Source: **Auditors Website**

Location:

Suburban

Parking:

Cost: **Other**

Cost/Month:

Cost/SqFt:

Cost/Other: **\$650,000**

Business Type:

Distribution, Industrial, Warehouse

DriveIn Doors:

DriveIn Door Max Hgt:

Drive In Door Min Hgt:

Ceiling Height:

15 x

Ceiling Max Hgt:

16

Features

Bldg Feat: **Bathrooms, Cafeteria, Lobby, Lunchroom, Meeting/Conf. Room, Overhead Door(s)**

Fence: **Back Yard, Chain Link**

Roof: **Asphalt**

Heating: **Forced Air, Gas, Radiant**

Cooling: **Central Air**

Water: **Public**

Sewer: **Public**

Parking: **Circular Driveway, Outside, Paved, Unpaved**

Prop Cond: **Actual YBT**

Addl SubType: **Office, Warehouse**

Natural Rsrc: **Mineral**

Location: **Suburban**

Current Use: **Commercial, Office, Warehouse**

Remarks:

Spacious 21,210 sq. ft. commercial complex for sale on 1.52 acres. Was used for manufacturing and has offices, lunchroom, and restrooms plus loads of open space. Fenced-in back area. 16 ft. ceilings in main areas of the buildings. Main building is 15,600 sq. ft. and other building is 5610 sq. ft. 3 phase 440 amp. electric service. Many uses and great possibilities. Located near St Rt 62.

Agent/Broker Info

List Agent: **Arden R Lingenhoel (C2015001307)**

List Office: **Cutler Real Estate (C3849)**

Contact #: **330-323-6896**

Office Phone: **330-821-1113**

LA Email: **alingenhoel@cutlercigroup.com**

Office Fax: **330-821-9555**

LA License #: **OH BRKA.2015001307**

Brokerage Lic:

Attrib Cnt: **alingenhoel@cutlercigroup.com 330-323-6896**

Waived Agt: **No**

Showing

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 Contract Date: **10/22/2024**

Expiration Date: **04/22/2025**

Possession: **Negotiable (Possession)**

Occupant: **Tenant**

Special Listing Conditions: **Standard**

Online Bidding: **No**

List Terms: **Building+ Land**

Broker Remarks: **Back building leased month to month. Approx. 1000 sq. ft. in main building leased to 6/26 at \$1000/month.**

Orig List Price: **\$650,000**

Prepared By: Arden R. Lingenhoel

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 10/23/2024 10:38 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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