

RETAIL FOR SALE

RESTAURANT, EVENT /PARTY CENTER, AND BAR

8455 Station Street, Mentor, OH 44060



OFFERING SUMMARY

SALE PRICE:	\$575,000
LOT SIZE:	2.16 Acres
BUILDING SIZE:	5,159 SF
RENOVATED:	1985
ZONING:	M-1
PRICE / SF:	\$111.46

PROPERTY OVERVIEW

Impeccably positioned in the heart of Mentor, this esteemed 5,159 SF property presents a prime opportunity for retail and restaurant investors. Boasting a rich history dating back to 1910 and featuring a comprehensive renovation in 1985, this M-1 zoned gem offers a distinctive atmosphere with historical significance. The property is an active restaurant, event/party center, and bar, complete with all equipment and a valuable liquor license. Well-established and meticulously maintained, this unique space is poised to captivate discerning patrons with its one-of-a-kind ambiance. Don't miss the chance to make your mark in this thriving commercial landscape.

PROPERTY HIGHLIGHTS

- - 5,159 SF building with historical significance
- - Renovated in 1985 for modern functionality
- - M-1 zoning for versatile business opportunities
- - Active restaurant, event/party center, and bar
- - All equipment and valuable liquor license included
- - Well-established and meticulously maintained
- - Captivating, unique atmosphere with historical charm
- - Prime location in the thriving Mentor area

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
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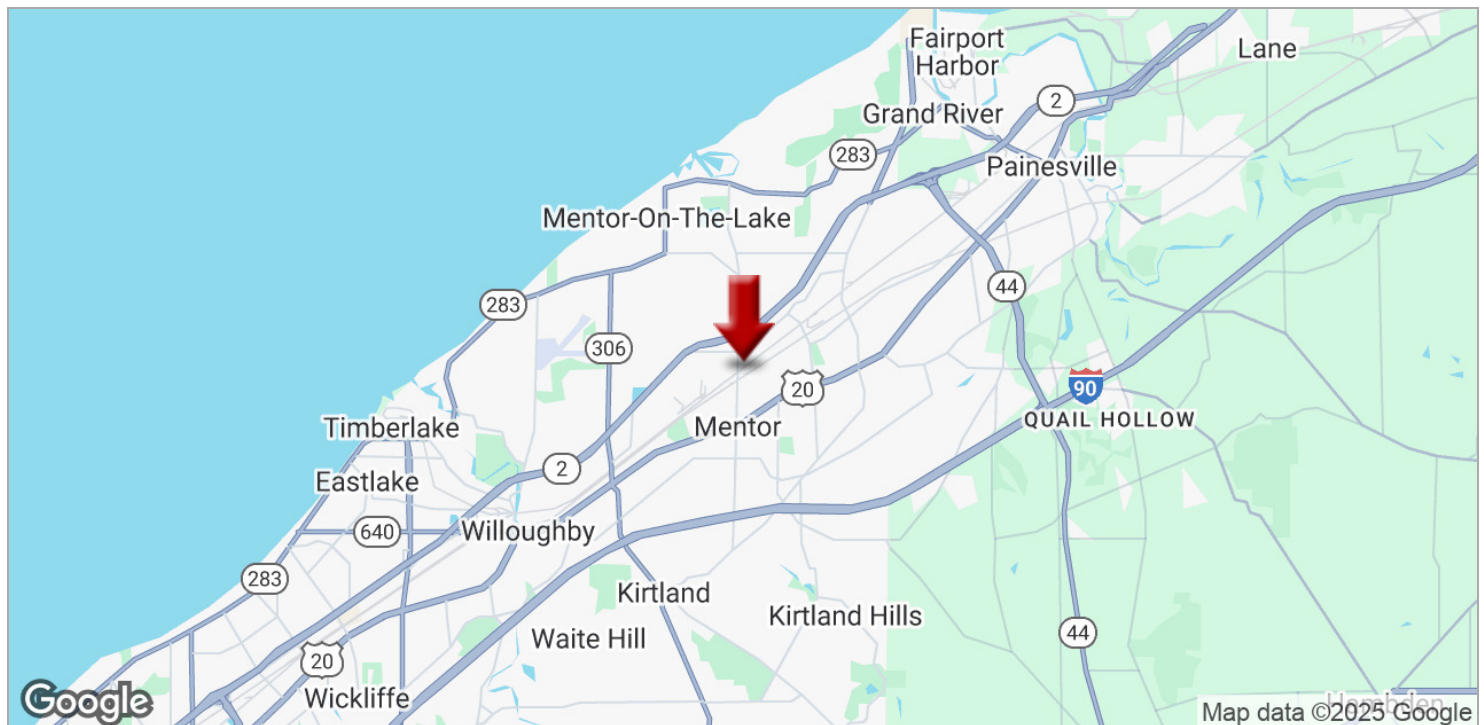
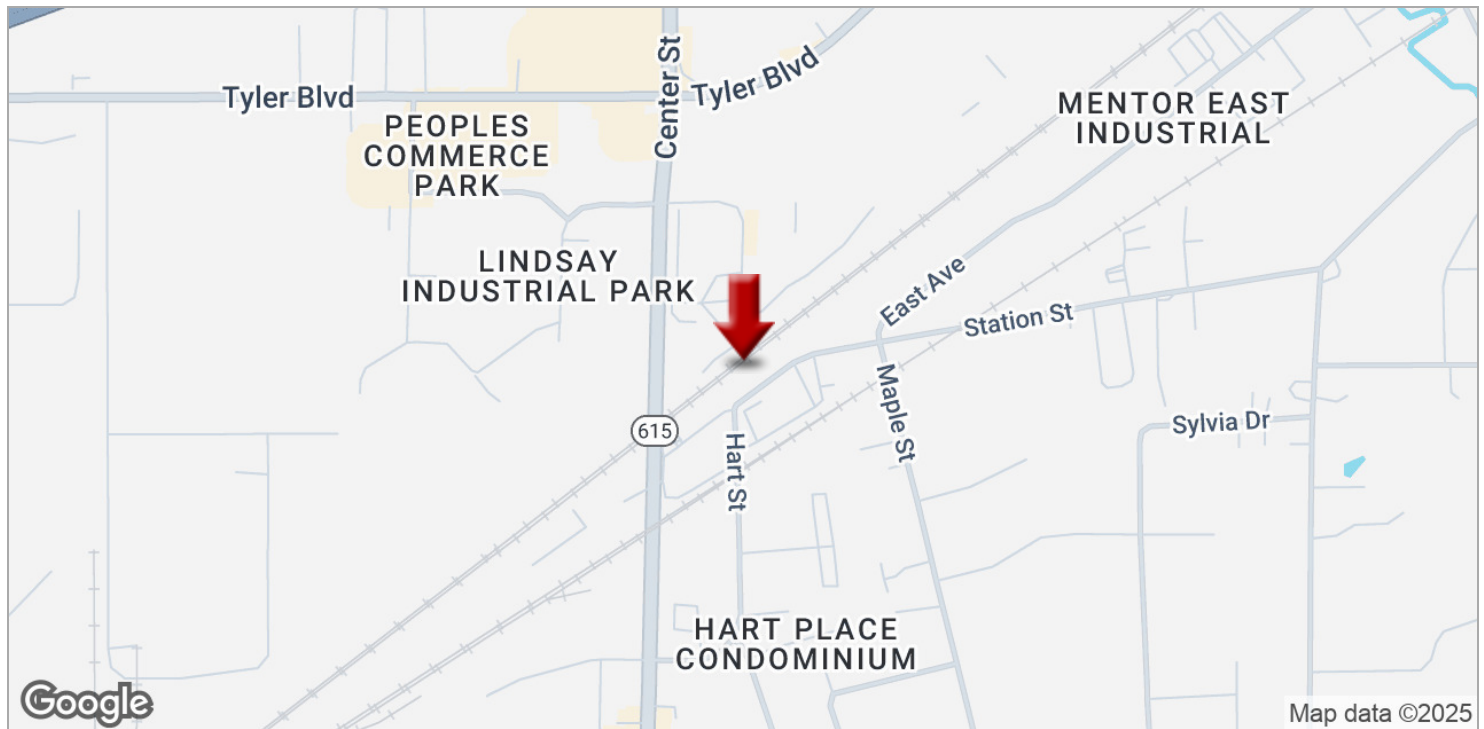
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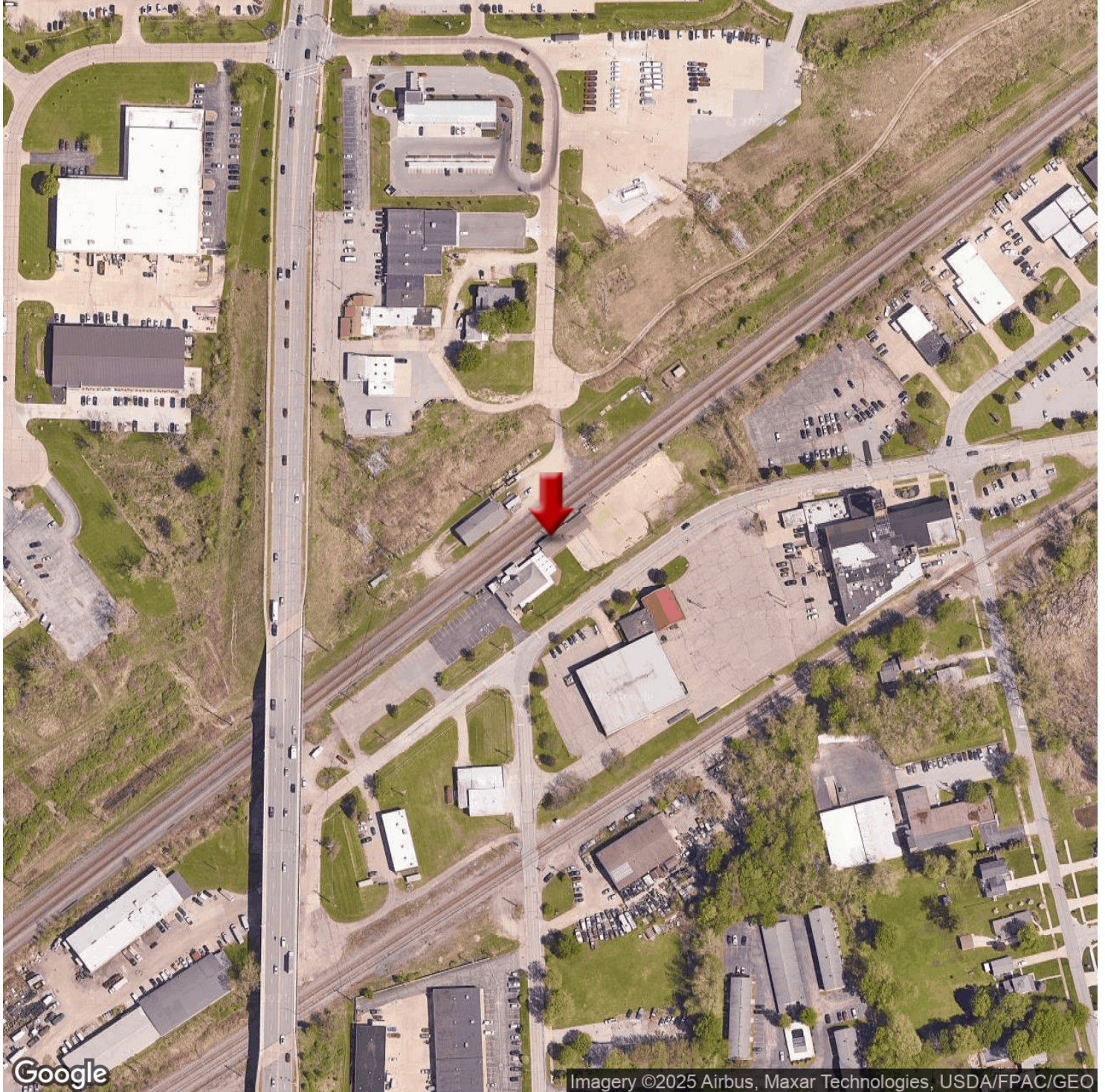
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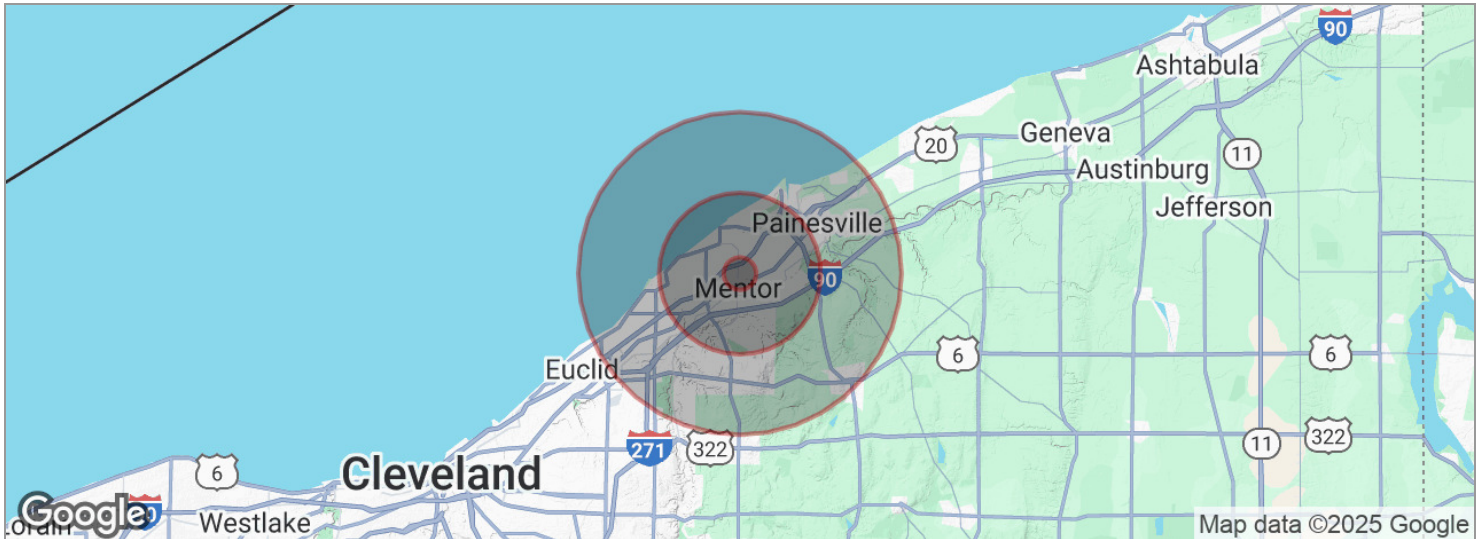
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,831	106,355	255,779
Median age	45.0	43.1	42.1
Median age (male)	44.1	42.0	41.2
Median age (Female)	45.7	44.3	43.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,583	43,576	105,239
# of persons per HH	2.4	2.4	2.4
Average HH income	\$65,580	\$73,697	\$70,434
Average house value	\$175,957	\$202,161	\$210,766

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader commercial real estate Northeast Ohio.

EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and Mentor Chamber of Commerce. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail with logging over 2,000 trail miles to date.

Osborne Group - KW Commercial

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