



PROPERTY DESCRIPTION

- **TURN KEY** restaurant in downtown Lyons.
- **ALL FF&E** included in sale (\$15,000+ value).
- **Suppressed hood system (Ansul).**
- **Corner lot** with excellent visibility and deck.
- **Located** along a heavily traveled route to popular Irish Hills Lake and surrounding lake communities including Devils Lake, Wamplers Lake, and Lake Hudson.

LOCATION DESCRIPTION

Located in downtown Lyons, with proximity to the commercial corridor
Excellent visibility

OFFERING SUMMARY

Sale Price:	\$155,000
Lot Size:	3,415 SF
Building Size:	1,040 SF
Zoning:	B1
APN:	23-044552-00

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	1,631	7,830	31,901
Total Population	3,918	20,201	82,617
Average HH Income	\$81,081	\$86,392	\$82,412

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BUILDING INFORMATION

Building Size	1,040 SF
Ceiling Height	9 ft
Number of Floors	1
Year Built	1890
Year Last Renovated	2023
Framing	Wood
Condition	Good
Roof	Shingle
Free Standing	Yes
Number of Buildings	1
Walls	Drywall
Ceilings	ACT
Floor Coverings	LVP
Foundation	Basement
Exterior Description	Vinyl clad with a shingle roof, Ramp access to patio, Service window facing Adrian St.
Interior Description	Dining room at the rear of the building, Built-in bar One restroom, with potential to finish another

LOCATION INFORMATION

Street Address	125 N Adrian St. Lyons, OH 43533
City, State, Zip	Lyons, OH 43533
County	Fulton
Road Type	Paved
Market Type	Rural
Nearest Highway	US-20
Nearest Airport	Toledo Express

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	B1
Lot Size	3,415 SF
APN #	23-044552-00
Lot Depth	0 ft
Corner Property	Yes

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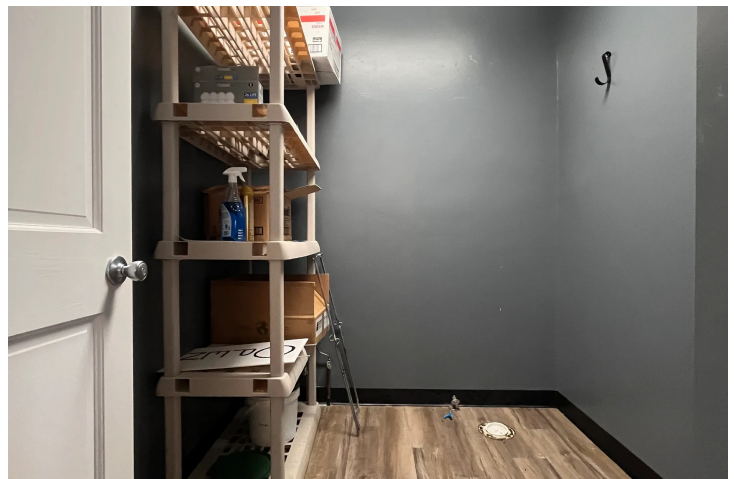
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