



### PROPERTY DESCRIPTION

EXTREMELY HIGH TRAFFIC AREA! This former art gallery sits on the highly visibly corner of Hayes Ave and W. Osborne St. Large front retail area, a private office, 400 square foot class room formerly used to do art lessons, a kitchenette and storage room. This is the perfect location for Doctors/Dentists office right between Firelands Hospital and Firelands South Campus. Other possibilities are Investment, CPA or Lawyer's office. Near to so many other professional offices. Hot water boiler heat.

### OFFERING SUMMARY

Sale Price:	\$99,000
Lot Size:	0.06 Acres
Building Size:	1,426 SF

For More Information:

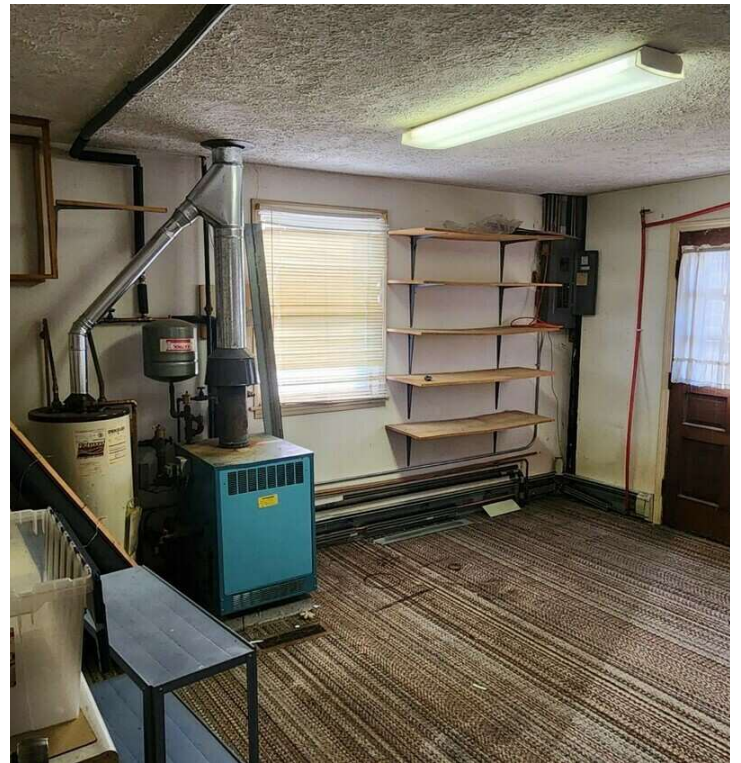
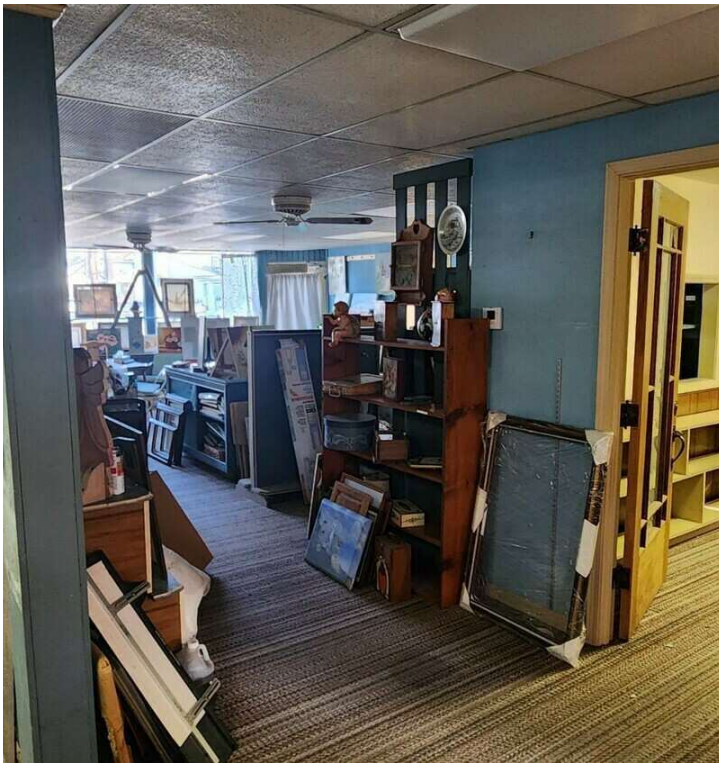
**BERKSHIRE HATHAWAY COMMERCIAL DIVISION**

**Jeffrey Smith**

**419-239-3472**

**jeffshomes55@gmail.com**





For More Information:

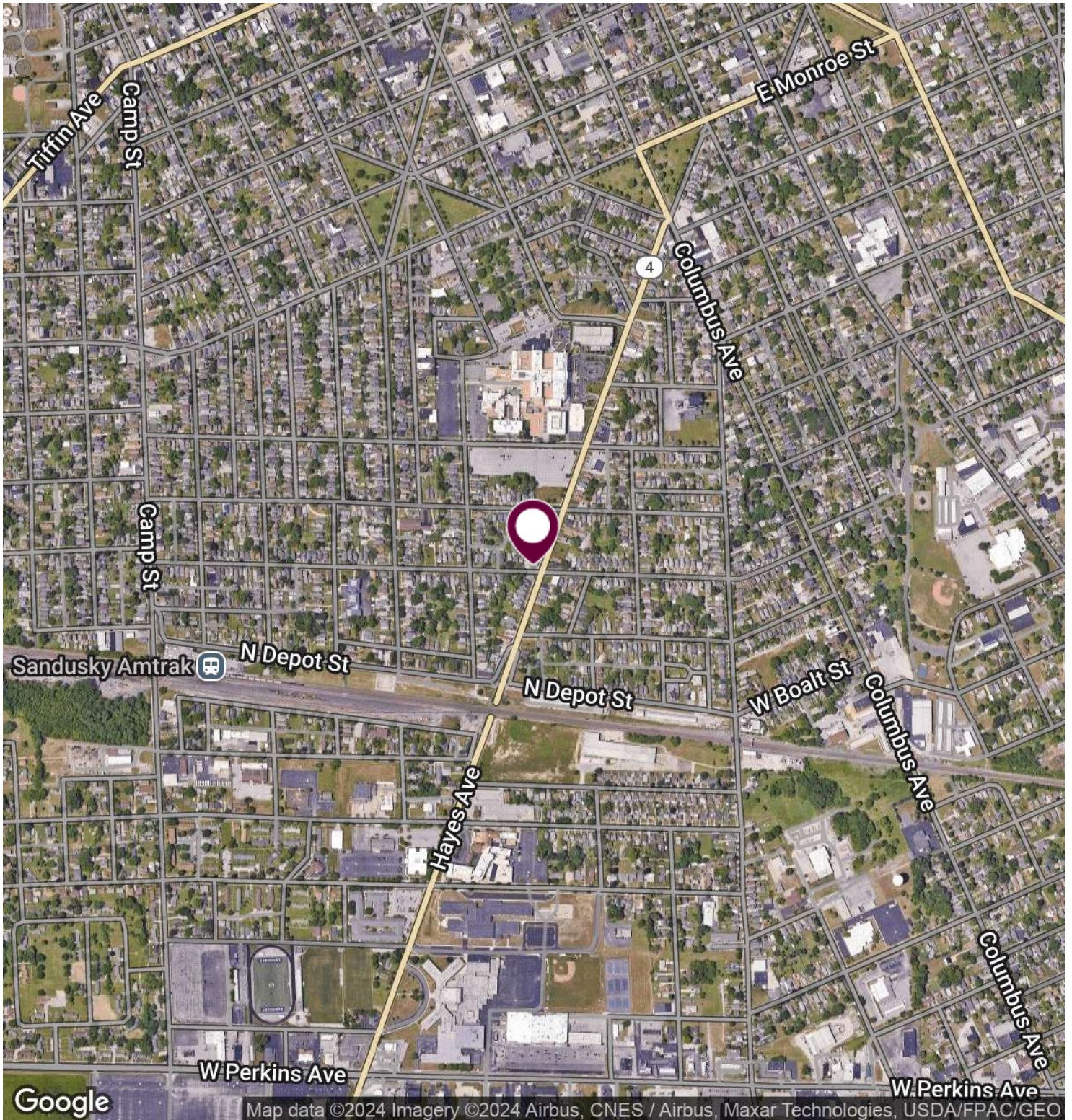
**BERKSHIRE HATHAWAY COMMERCIAL DIVISION**

Jeffrey Smith

419-239-3472

jeffshomes55@gmail.com





For More Information:

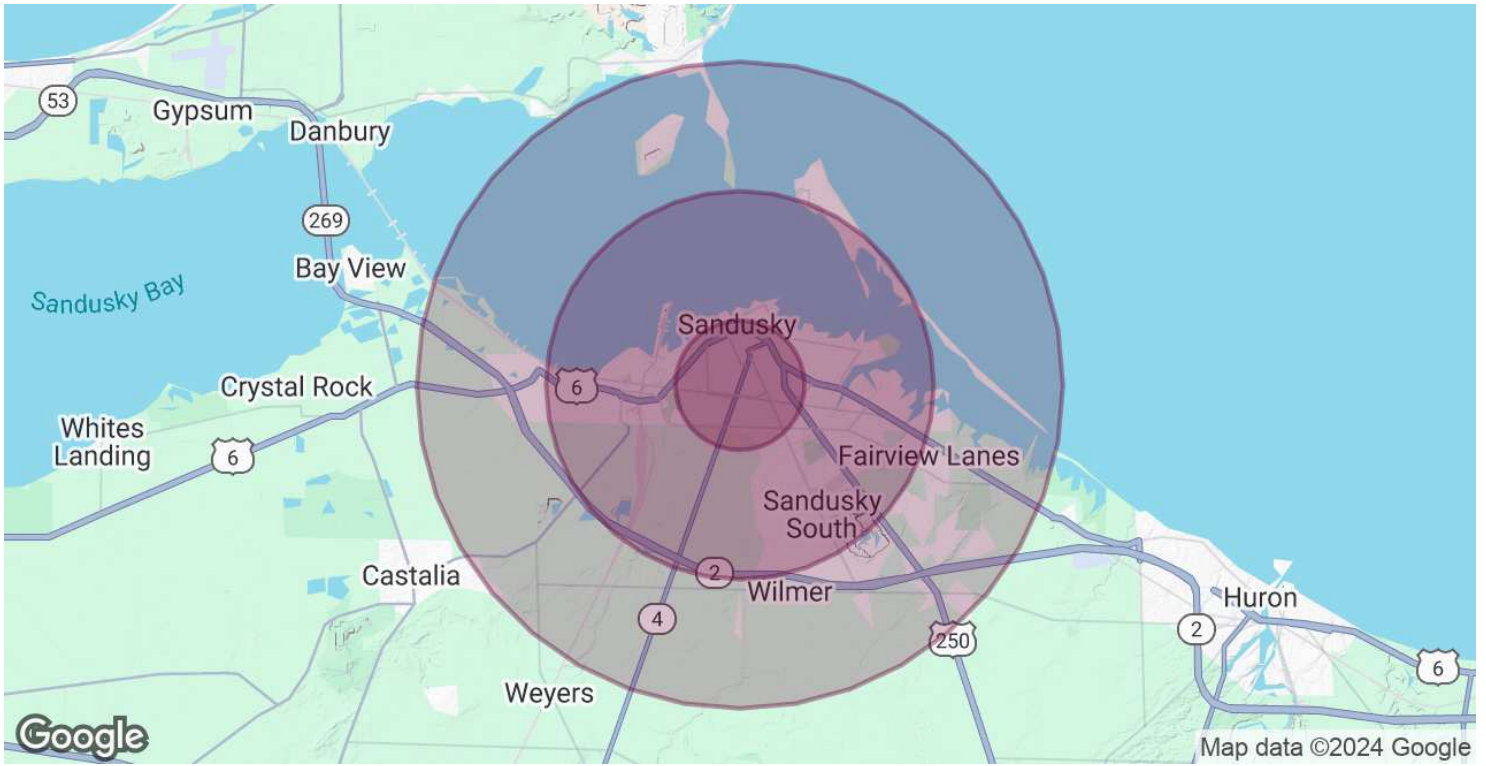
**BERKSHIRE HATHAWAY COMMERCIAL DIVISION**

Jeffrey Smith

419-239-3472

jeffshomes55@gmail.com





<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	14,378	30,161	38,886
Average Age	39	42	43
Average Age (Male)	38	41	42
Average Age (Female)	39	42	44

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	6,054	12,915	16,805
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$55,278	\$63,467	\$69,130
Average House Value	\$121,762	\$168,342	\$193,556

Demographics data derived from AlphaMap

For More Information:

**BERKSHIRE HATHAWAY COMMERCIAL DIVISION**  
 Jeffrey Smith  
 419-239-3472  
 jeffshomes55@gmail.com