

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

THE CBD Dispensary

513 E Perkins Ave

Sandusky, OH 44870

Exclusively Represented By:

David Mussari

Broker

513 755 4400

commercialbhhs@gmail.com

Mayson Harkelroad

Broker

419 271 5559

harkelroadrealestate@gmail.com

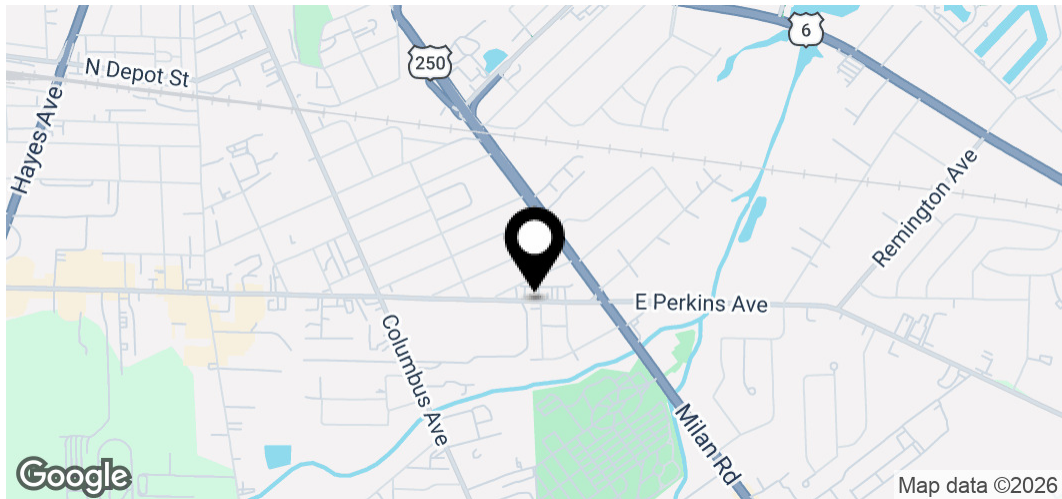
RETAIL SPACE FOR SALE

513 E Perkins Ave

Sandusky, OH 44870

FOR SALE

Executive Summary



Offering Summary

Price	\$639,000
Price / GSF	\$117.25
GSF	5,450 SF
Year Built	1952

Property Overview

513 E Perkins Ave, Sandusky, Ohio is a commercial property located on a main intersection with consistent traffic flow. The property consists of two buildings that are connected internally, creating one usable space, while maintaining separate utilities, security systems, and furnaces for each side. Roof and windows are approximately 10 years old, and furnaces have been serviced annually. The sale includes two additional rear land parcels that may be used for parking, storage, or future development.

David Mussari

Broker
513 755 4400
commercialbhhs@gmail.com

Mayson Harkelroad

Broker
419 271 5559
harkelroadrealestate@gmail.com

Berkshire Hathaway HomeServices
Professional Realty

5700 Gateway Ste. 200
Mason, OH 45040
513.755.4400
[View Website](#)

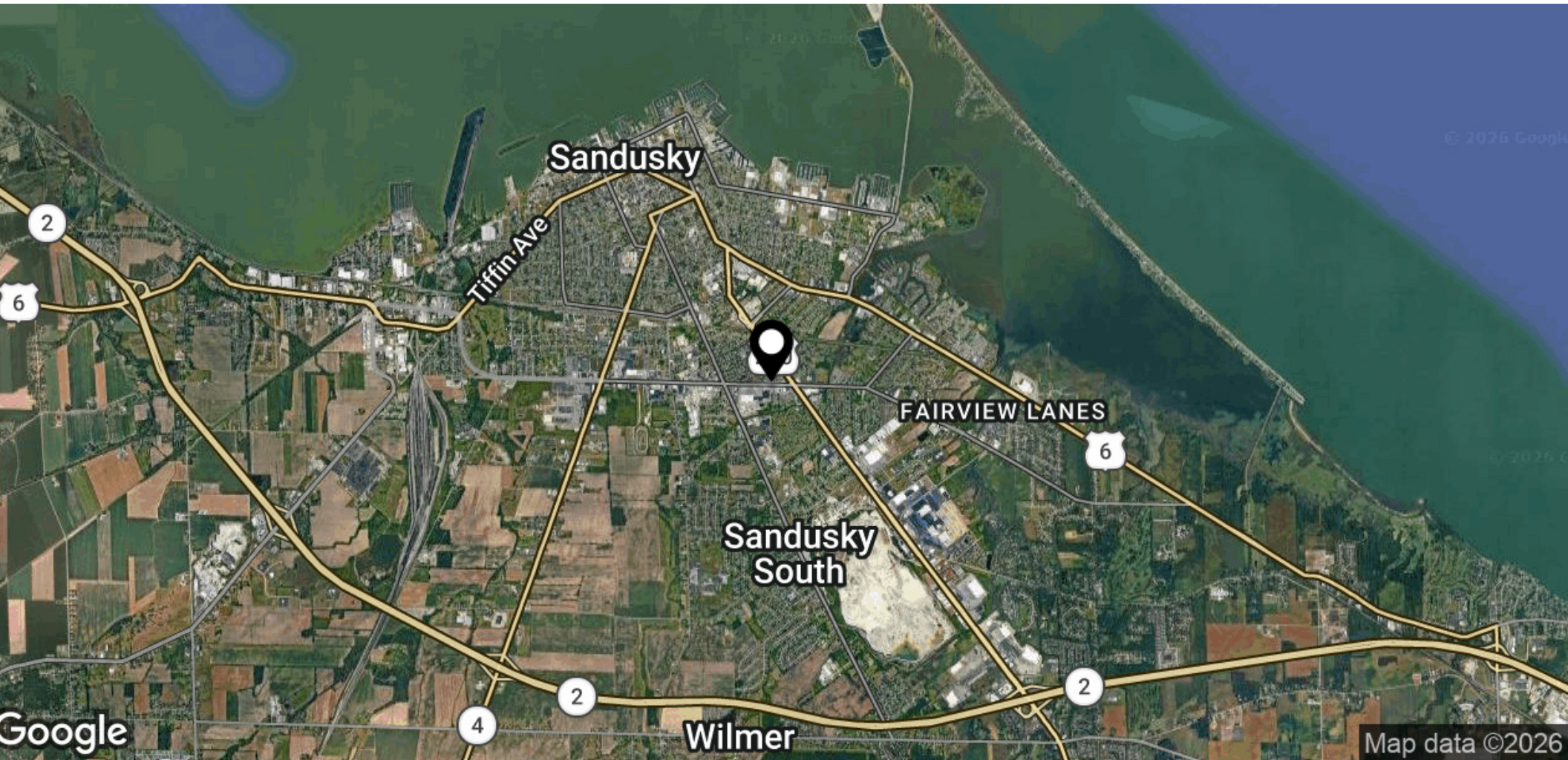
**BERKSHIRE
HATHAWAY** | PROFESSIONAL
HOMESERVICES REALTY

513 E Perkins Ave

Sandusky, OH 44870

FOR SALE

Location Map



David Mussari

Broker
513 755 4400
commercialbhhs@gmail.com

Mayson Harkelroad

Broker
419 271 5559
harkelroadrealestate@gmail.com

Berkshire Hathaway HomeServices
Professional Realty

5700 Gateway Ste. 200
Mason, OH 45040
513.755.4400
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

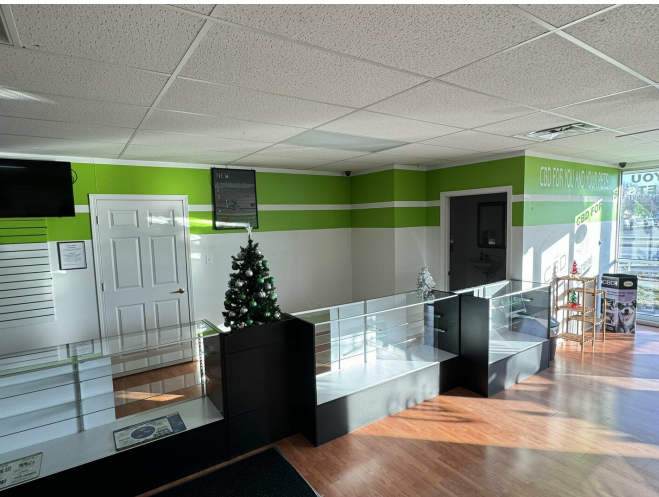
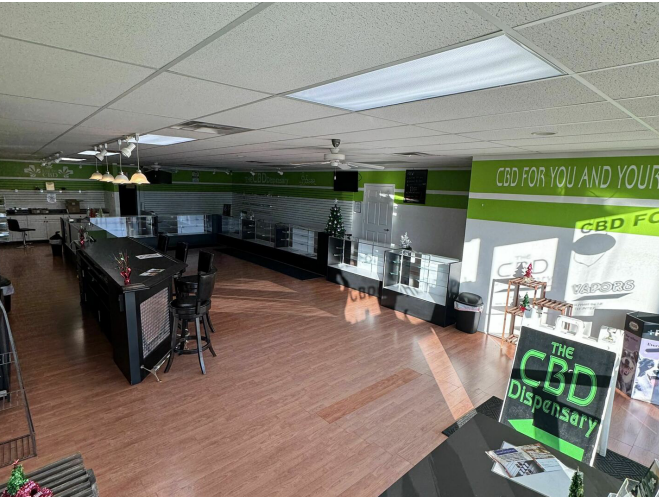
PROFESSIONAL
REALTY

513 E Perkins Ave

Sandusky, OH 44870

FOR SALE

Additional Photos



David Mussari

Broker
513 755 4400
commercialbhhs@gmail.com

Mayson Harkelroad

Broker
419 271 5559
harkelroadrealestate@gmail.com

Berkshire Hathaway HomeServices
Professional Realty

5700 Gateway Ste. 200
Mason, OH 45040
513.755.4400
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

513 E Perkins Ave

Sandusky, OH 44870

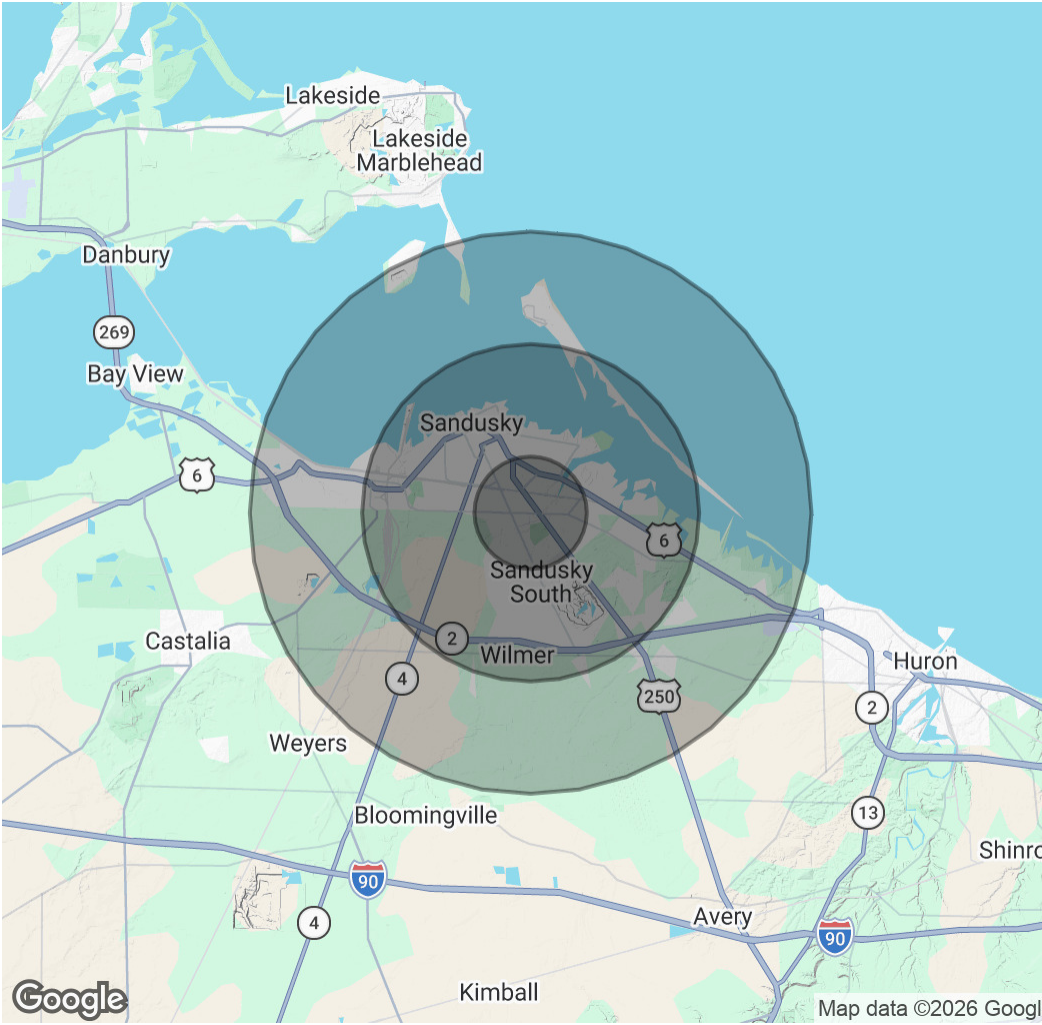
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	7,714	33,705	39,791
Average Age	43	42	43
Average Age (Male)	43	41	42
Average Age (Female)	42	43	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,224	14,425	17,191
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$69,595	\$67,745	\$69,166
Average House Value	\$161,906	\$183,114	\$194,380

Demographics data derived from AlphaMap



David Mussari
Broker
513 755 4400
commercialbhhs@gmail.com

Mayson Harkelroad
Broker
419 271 5559
harkelroadrealestate@gmail.com

Berkshire Hathaway HomeServices
Professional Realty
5700 Gateway Ste. 200
Mason, OH 45040
513.755.4400
[View Website](#)

**BERKSHIRE
HATHAWAY** | PROFESSIONAL
HOMESERVICES REALTY