



## 201 Reed St, Spencer, OH 44275

MLS#: **5090167** Prop Type: **Commercial Sale** List Price: **\$699,000**  
 Status: **Active** Sub Type: **Industrial** DOM/CDOM: **0/0**  
 Recent: **12/16/2024 : New Listing**



List Dt Rec: **12/16/2024** List Date: **12/16/2024**  
 Lot #: Contg Dt:  
 Unit: Pend Dt:  
 County: **Medina** Off Mkt Dt:  
 Close Dt:  
 Exp Dt: **06/16/2025**

Parcel ID: **TX 037-27A-07-003 037-27A-05-079**  
 Twp: **Spencer Twp**  
 Subdiv:  
 School Dist: **Black River LSD - 5201**  
 Yr Built: **1966/Public Records**  
 SqFt Total: **10,032** \$/SqFt: **\$69.68**  
 Map:

Directions: **301 south of 162 - west on Forest**

### Legal/Taxes

Taxes: **\$4,203** Tax Year: **2023** Assessment: **No** Homestead:  
 Annual RE Tax: Zoning:

### General Information

Approx Fin SqFt: **10,032** Traffic Ct/Day: # DriveIn Doors: **2**  
 Industrial SqFt: **6,912** Lot Size (acre): **3.43** DriveIn Door Max Hgt:  
 Office SqFt: **225** Lot Size Source: **Auditors Website** Drive In Door Min Hgt:  
 Residential SqFt: Lot Size Front: # Dock Doors:  
 Warehouse SqFt: **1,536** Cost: **Per Month** Ceiling Height:  
 # Parking:

### Features

Bldg Feat: **Private Restroom** Roof: **Asphalt/Fiberglass**  
 Fence: Cooling: **Central Air**  
 Heating: **Forced Air, Propane** Sewer: **Public**  
 Water: **Public**  
 Parking: **Driveway, Unpaved**  
 Prop Cond: **Actual YBT**  
 Addl SubType: **Acreage, Building, Commercial Lot, Industrial, Mfg Light, Warehouse**  
 Current Use: **Commercial, Industrial, Mini-Storage, Warehouse**

Remarks:

**Multiunit buildings, totally full on large parcel of land. Land can be filled out with many more mini storage units, flex space for additional rental income. Currently they are all full and bring in approximately 4500+ a month rent. The true value in this property is the additional acres to develop for many more mini storage units, flex space and can be developed for many different uses -all commercial.**

### Agent/Broker Info

List Agent: **Roger L Nair (2011001849)** List Office: **Keller Williams Elevate (2717)**  
 Contact #: **330-350-0016** Office Phone: **440-572-1200**  
 LA Email: **rnairair@aol.com** Office Fax: **440-572-1201**  
 LA License #: **OH SAL.2011001849** Brokerage Lic: **2005016347**  
 Attrib Cnt: **rnairair@aol.com 330-350-0016**  
 Waived Agt: **No**

### Showing

Showing Contact: **330-350-0016** Type: **Listing Agent**  
 Showing Rqmts: **Call Listing Agent**  
 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 Service: **Full Service**  
 Listing Contract Date: **12/16/2024** Expiration Date: **06/16/2025** Purchase Contract Date:  
 Possession: **Time of Transfer** Orig List Price: **\$699,000**  
 Special Listing Conditions: **Standard**  
 Online Bidding: **No**



Front of Structure



Aerial View



Aerial View



Aerial View



Aerial View



Front of Structure



Back of Structure



Back of Structure



Back of Structure



Back of Structure



Barn



Front of Structure



Back of Structure



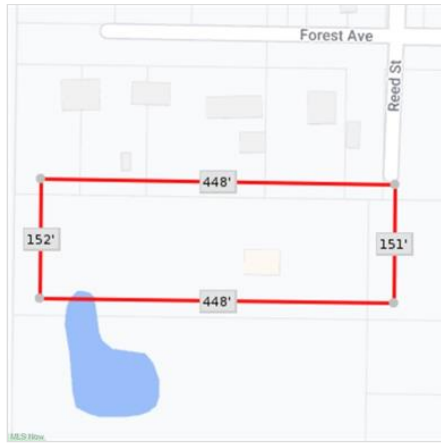
Front of Structure



Aerial View



Aerial View



Aerial View

Information is Believed To Be Accurate But Not Guaranteed