

237 State Road

237 STATE ROAD, ASHTABULA, OH 44004

FOR SALE

Industrial Property

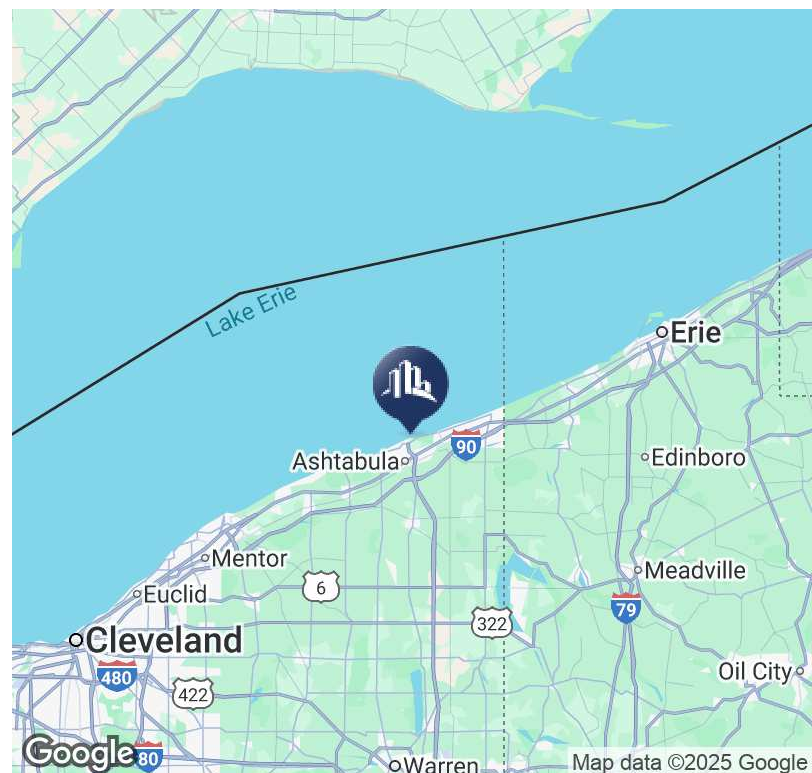


PROPERTY DESCRIPTION

10,452 SF Industrial building for sale. Building includes 1872 SF of office space with conference room, two private offices, bullpen area, kitchenette, locker room and restrooms. The shop area is 8,580 SF with an additional 1,872 SF storage/loft area above the office. There is 3-phase power and two 5-ton cranes in the shop. There are two drive-in doors - North door is 12' X 13' and West door is 13'6" X 14'.

LOCATION DESCRIPTION

Located on State Rd. just 6 miles north of I-90 and SR 11



OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	2 Acres
Building Size:	10,452 SF
Currency Accepted:	Now Accepting offers with BITCOIN in the exchange of this property



Steve Masica

PRINCIPAL

330.714.4415

steve.masica@sperrycga.com

OH #2013002150

Michelle Masica

PRINCIPAL/BROKER

216.293.8900 x1

michelle.masica@sperrycga.com

OH #2019006823

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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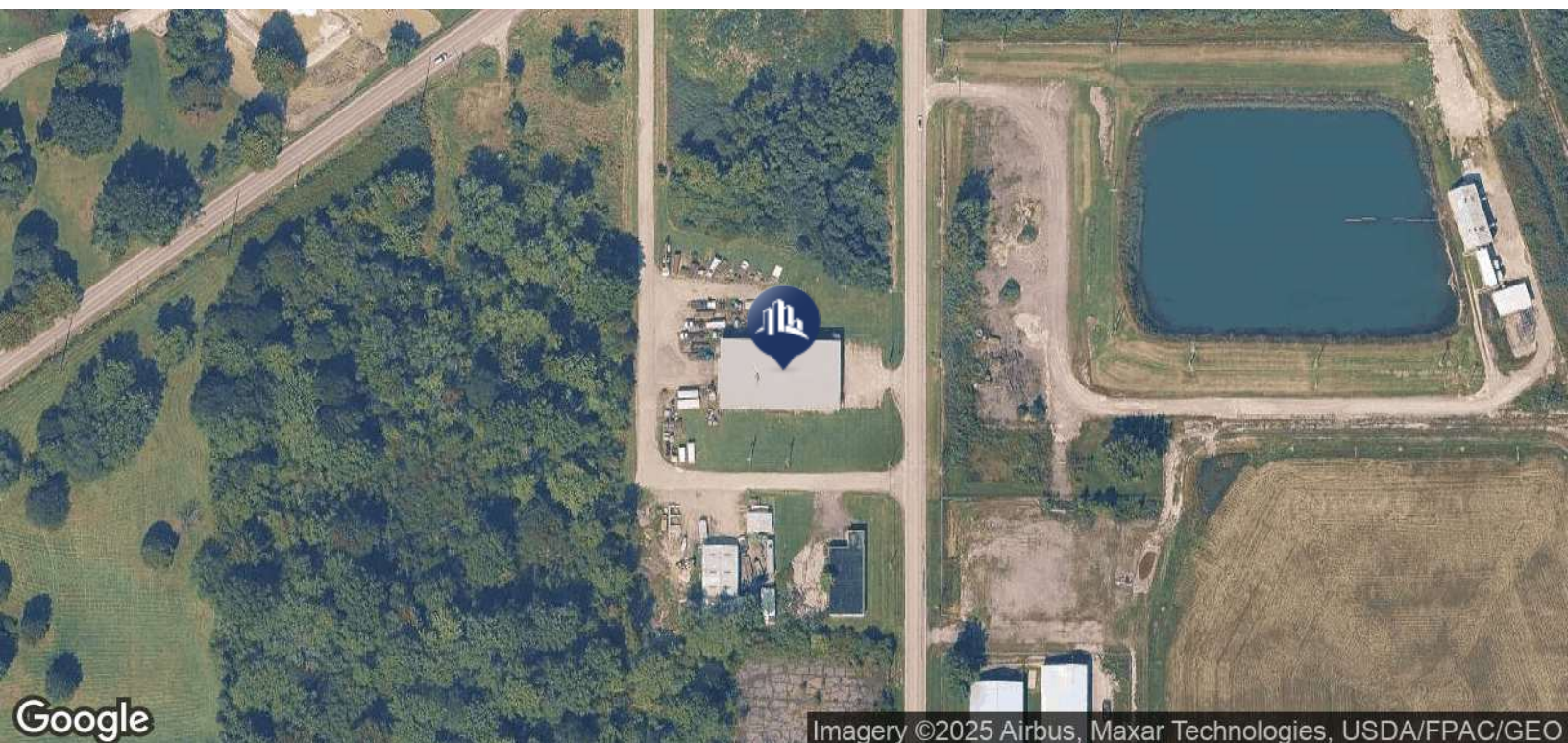
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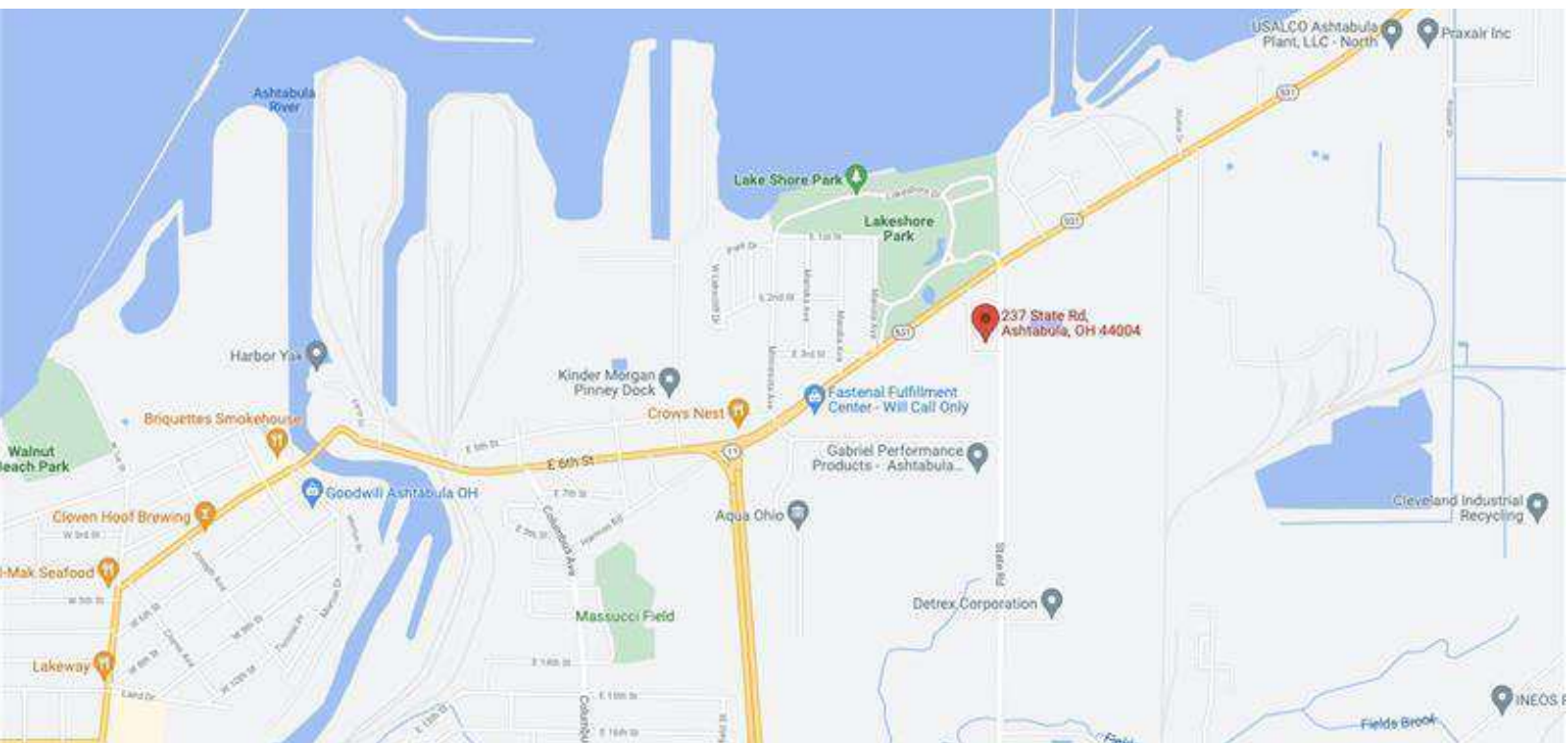
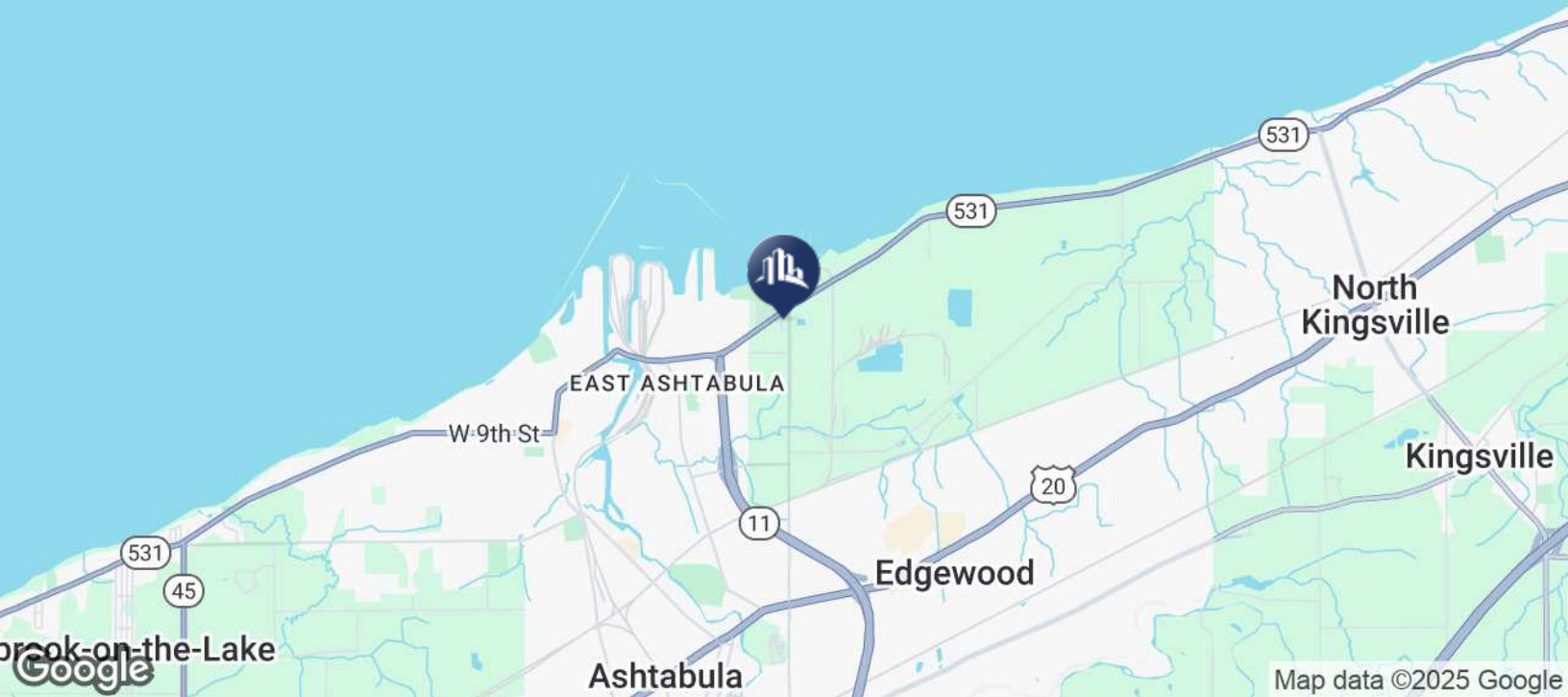
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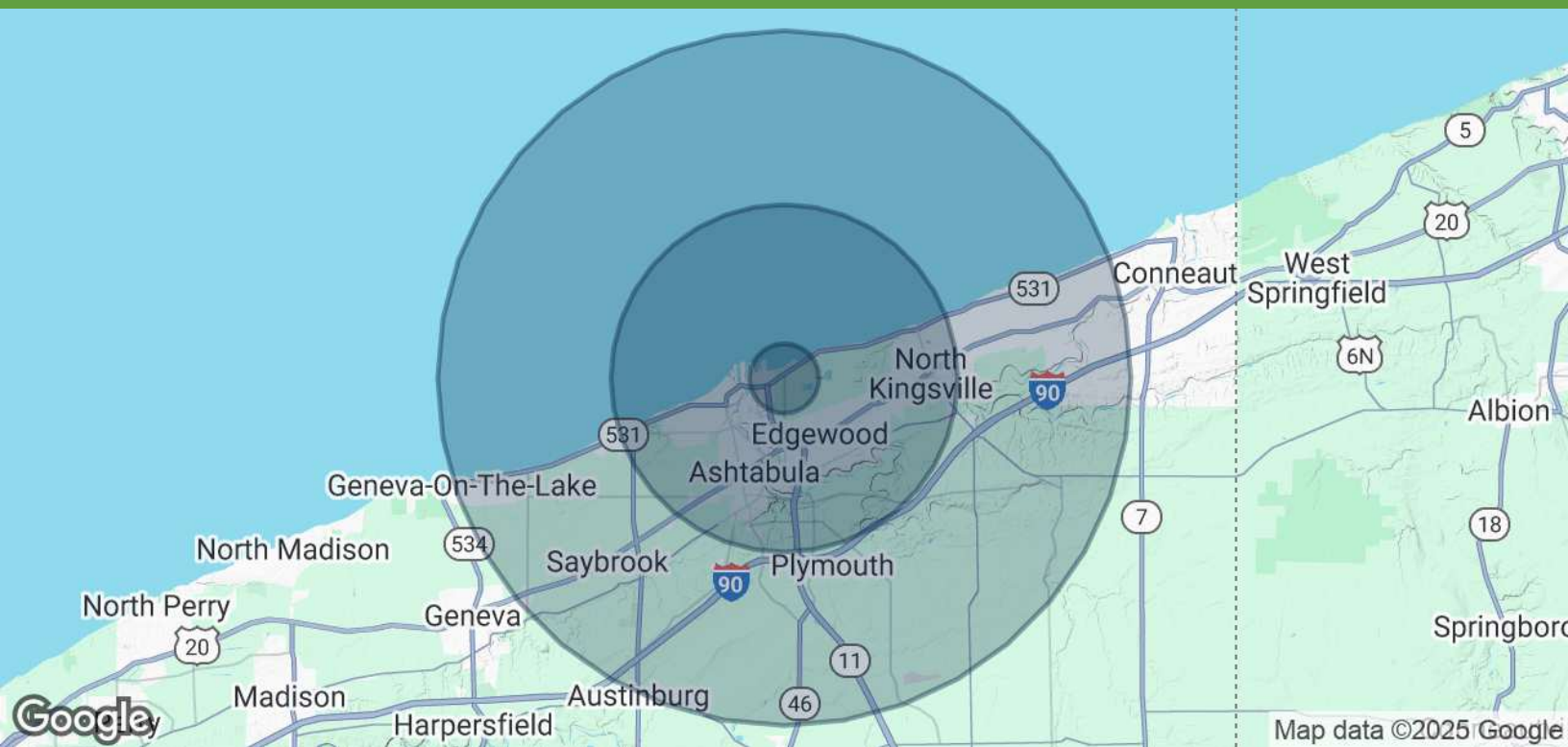
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	691	28,908	48,948
Average Age	47.2	38.5	40.2
Average Age (Male)	46.8	38.1	40.0
Average Age (Female)	47.5	39.6	40.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	315	11,995	19,763
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$48,247	\$42,828	\$47,649
Average House Value	\$90,590	\$92,489	\$111,547

* Demographic data derived from 2020 ACS - US Census



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