

# Commercial Space for Sale

6269 S. MAIN STREET, NORTH KINGSVILLE, OHIO 44004



Your Sign

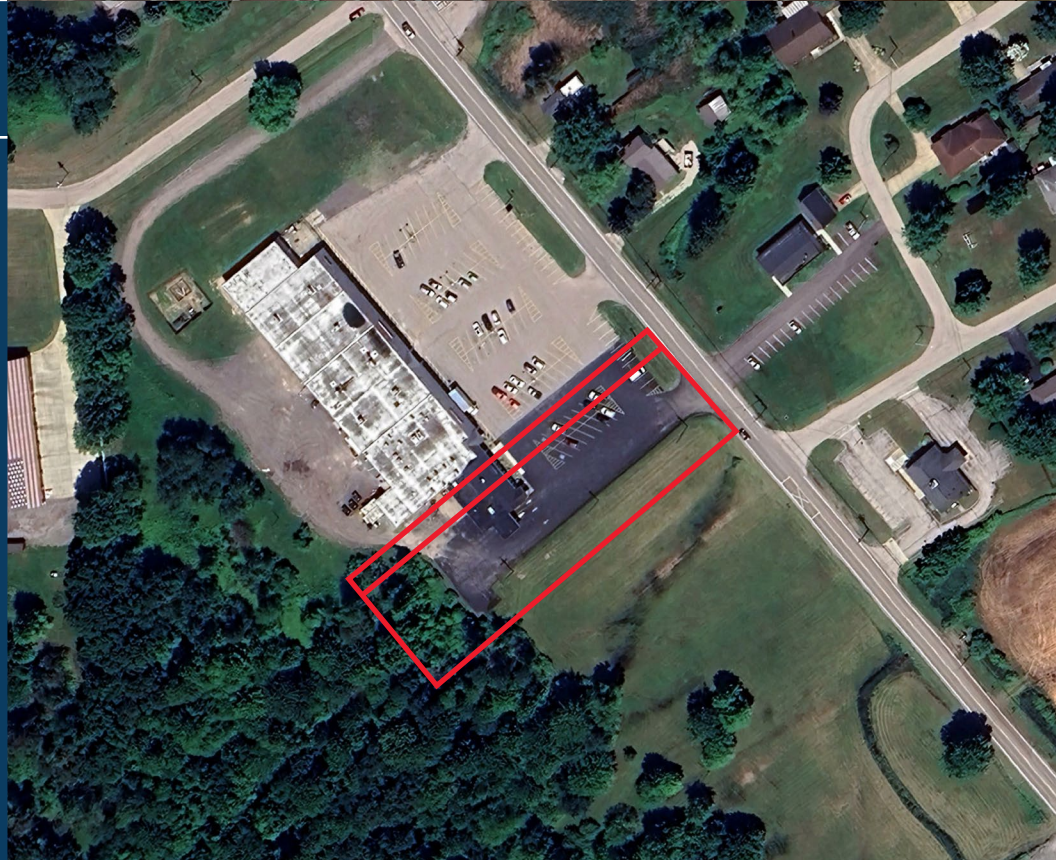
# 6269 S Main Street

- One-story building on 1.59 acres of land
- Immediately adjacent to Orlando's Supermarket & Dollar General
- Space consists of four (4) offices, open area in front and behind teller line, break room, two (2) restrooms, three (3) storage rooms, and a vault
- Population of 10,490 with an average household income of \$90,038 within a 5-mile radius



## Quick Stats

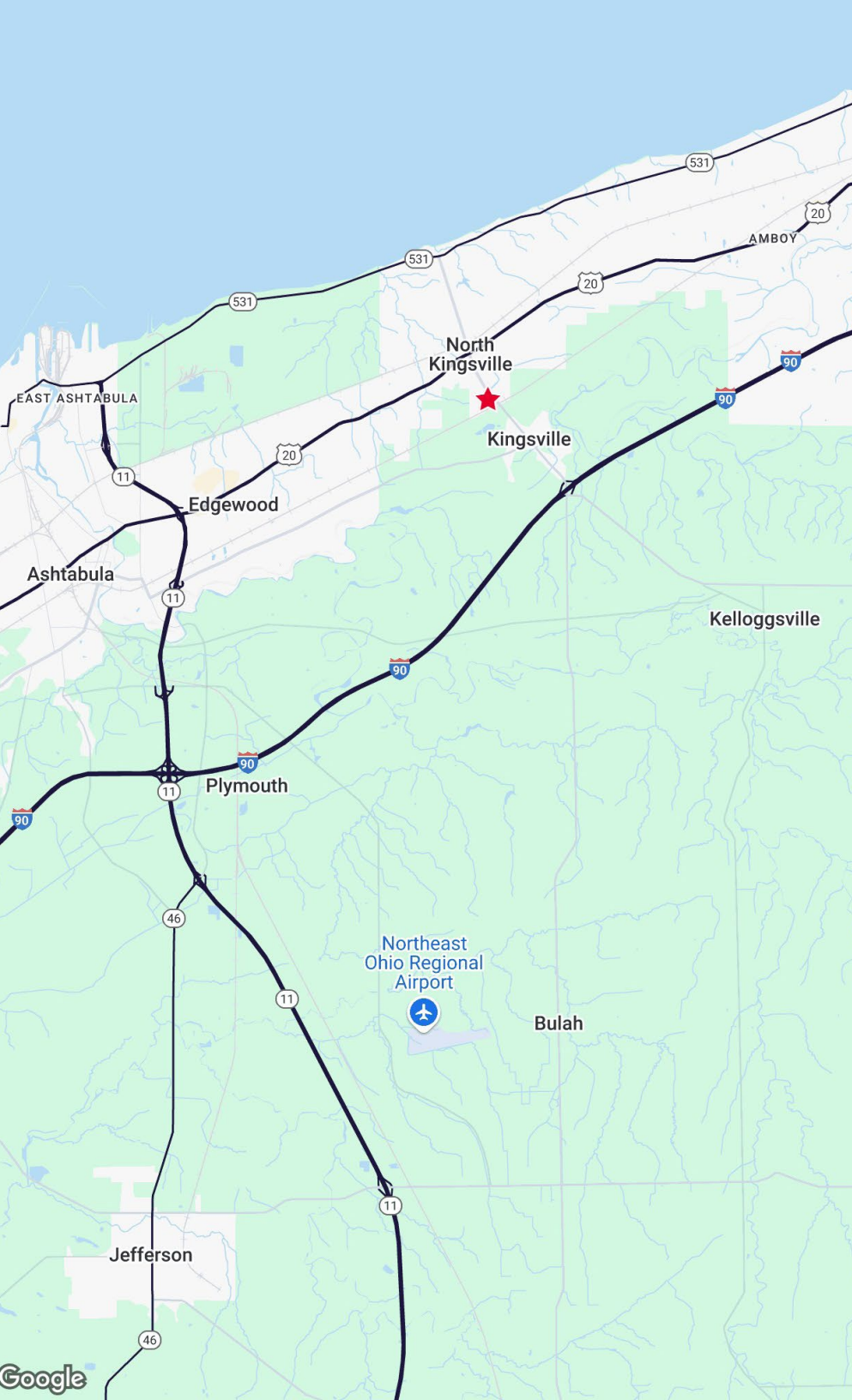
|                   |  |
|-------------------|--|
| Building Size     | 3,426 SF   |
| Year Built (Reno) | 1970 (1980)  |
| Land Size         | 1.59 AC  |
| Floors            | One (1)  |
| Zoning            | Commercial   |
| Parcel            | 28-027-00-086-00 &<br>28-27-00-087-00                            |
| RE Taxes/Yr       | \$6,330.64 (2023)  |
| Asking Price      | \$133,000<br><i>3 Year Deed Restriction<br/>on Financial Use</i> |











# North Kingsville

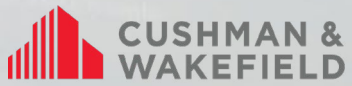
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North Kingsville, Ohio, is a small village located in Ashtabula County, near the shores of Lake Erie. Known for its peaceful, rural atmosphere, North Kingsville offers a mix of natural beauty and close-knit community living. The village is surrounded by scenic landscapes, including lush forests, open fields, and access to the lake, making it an appealing spot for outdoor activities such as hiking, fishing, and boating. North Kingsville's proximity to larger towns like Ashtabula allows residents to enjoy both the tranquility of small-town life and the conveniences of nearby urban amenities.

## Top Attractions

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- **Lake Erie**
- **Conneaut Creek**
- **North Kingsville Sand Barrens Nature Preserve**
- **Ashtabula County Covered Bridges**
- **Conneaut Township Park**
- **Lake Shore Park**
- **Brant's Apple Orchard**
- **Hubbard House Underground Railroad Museum**



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