

670 Sherman Street & East Tibbitts Street - Corner Lot off SR 534
Warehouse/Office/Apartments For Sale
Investment Opportunity or Owner Occupy
Geneva, Ohio 44041 (Ashtabula County)



670 Sherman Street, Geneva, OH 44041

Property Features:

- 7,875± SF Total Building
 - 4,095± SF Warehouse - Leased
 - \$1,400.00 Monthly Gross - Expires 8/31/2025
 - 1,890± SF Office - Leased
 - \$400.00 Monthly Gross - Expires 8/31/2025
 - 1,890± SF Two (2) Apartments - Upper Level
 - Unit 1 - \$1,300.00 Monthly Gross (mo/mo)
 - Unit 2 - \$900.00 Monthly Gross (mo/mo)
- .288± Acre
- Zoned R-4, Single Family Residential-High Density, Warehouse is a Legal/Non-Conforming Use
- Built in 1935
- Block Construction with Metal Roof
- 600 amp, 208 volt, 3-Phase Power
- T-5 Lighting
- 13.4' Clear Ceiling Height
- 12' x 12' Drive-In Door
- Vacant .17± Acre Included for Outside Storage
- Owner will Lease Back Office/Warehouse for \$1,400 Monthly Gross

Sale Priced at \$315,000.00

Contact:

Tim Sawicki

440-255-5552 x11 Office

440-283-5143 Cell

Tim@GlobalCommercialRE.com



GLOBAL

Real Estate Advisors Inc.
Broker
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440-255-5552

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