

903 State Route 152, Bloomingdale, OH 43910

MLS#: **5022942**
Status: **Active**

Prop Type: **Commercial Sale**
Sub Type: **Mixed Use**

List Price: **\$220,000**
DOM/CDOM: **46/46**



List Dt Rec: **03/11/2024** List Date: **03/11/2024**
Lot #: Contg Dt:
Unit: Pend Dt:
County: **Jefferson** Off Mkt Dt:
Close Dt:
Exp Dt: **09/11/2024**

Supplements (1)

Parcel ID: **TX 45-00463-001 45-00463-002**
Twp: **Wayne Twp**
Subdiv:
School Dist: **Indian Creek LSD - 4103**
Yr Built: **1954**
SqFt Total: \$/SqFt:
Map:

Directions: **From US 22 take the OH 152 exit toward Bloomingdale/Richmond, turn onto 152 N the property will be on the right.**

Legal/Taxes

Taxes: **\$5,168** Tax Year: **2023** Assessment: **Yes** Homestead:
Legal: **3-9-17 9-H-1 LAND .995A MAP-45-17-54A SPLIT**
Annual RE Tax: Zoning: **Commercial**

General Information

Office SqFt: Lot Size (acre): **3.04** DriveIn Door Max Hgt:
Residential SqFt: Lot Size Source: **Auditors Website** Drive In Door Min Hgt:
Location: **Rural**
Parking: **30** Cost: **Per Month** Ceiling Height:
Business Type: **Food & Beverage, Hospitality, Hotel/Motel, Mobile/Trailer Park, Restaurant**

Features

Basement: **No, None**
Fence:
Heating: **Electric, Forced Air, Propane** Roof: **Asphalt/Fiberglass, Metal**
Water: **Public** Cooling: **Central Air**
Parking: **Gravel** Sewer: **Septic**
Prop Cond: **Actual YBT**
Addl SubType: **Acreage, Apartments, Business Opportunity, Miscellaneous**
Location: **Rural**
Current Use: **Investment, Mixed Use**

Remarks:

Welcome to a unique opportunity to own a versatile property on over 3 acres of prime real estate! This commercial building, formerly a thriving restaurant, is now ready for your entrepreneurial vision. In addition to the commercial space, this property offers a residential rental unit, providing a steady income stream or a comfortable living space for the owner. The former motel on-site presents another exciting opportunity for renovation or redevelopment. This property also features four camper hookups. The expansive land surrounding the property offers ample space for expansion or additional amenities, limited only by your imagination. Whether you're an investor looking for multiple income streams or an entrepreneur ready to breathe new life into this property, this listing offers endless potential. Don't miss out on this rare chance to own a piece of versatile real estate. Schedule your showing today and unlock the possibilities!

Green Energy

Energy Cert: **No** Engy Cert Lvl:
Info Statement: **No** Energy Effc: Engy Cert Date:

Agent/Broker Info

List Agent: **Emal R Westling (C320045)** List Office: **Cedar One Realty (C10111)**
Contact #: **740-632-9400** Office Phone: **740-264-7131**
LA Email: **ewestling@cedar-one.com** Office Fax: **740-264-0415**
LA License #: **OH SAL.0000320045** Brokerage Lic: **2015005262**
Co List Agt: **Carlo Agresta (C2016000918)** Co List Off: **Cedar One Realty (C10111)**
Co License #: **OH SAL.2016000918** Brokerage Lic: **2015005262**
Contact #: **740-457-3061** Co LA Email: **cn.agresta@gmail.com**
Waived Agt: **No** **Joseph Luckino, Broker**

Showing

Electronic Lock Box: **No** Serial #:
Showing Contact: Type: **Listing Agent**
Showing Rqmts: **Appointment Only, Call Listing Agent, Use Showing Time Link**
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: **First Move Investments LLC**

Owner Phone:

Owner Agent: **No** Warranty:

Listing Agreement: **Exclusive Right To Sell**

Listing Contract Date: **03/11/2024**

Expiration Date: **09/11/2024**

Listing Service: **Full Service**

Purchase Contract Date:

Possession: **Time of Transfer**

Occupant: **Tenant**

Orig List Price: **\$220,000**

Special Listing Conditions: **Standard**

Buyer Agency Comp: **2.4 %**

Other Comp: **None**

Online Bidding: **No**

Court Ordered: **No**

List Terms: **Building+ Land**

Prepared By: Erica Johnson

Information is Believed To Be Accurate But Not Guaranteed

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Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

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