

VERSATILE COMMERCIAL PROPERTY WITH RESIDENTIAL RENTAL



6284 Manchester Rd.
Clinton, OH 44216

Reduced Price!

Property Details

- 7,754 SF Building on 1.18 Acres
- Garage Doors:
(1) 12' x 12' / (2) 10' x 8' / (1) 9' x 8'
- Includes Occupied Residential Income
Property: 2,976 SF (4 Bed / 2 Bath)
- **REDUCED PRICE: ~~\$665,000~~ \$495,000**

Property Description

Unique property located on Manchester Road, South of Nimisila Road, offers a rare opportunity to own a well-established automotive paint and body shop, complete with an adjacent 2,976 SF residential rental home. This dual-use property provides multiple streams of income, making it an attractive investment. High visibility, accessibility and excellent zoning allows for a variety of businesses.

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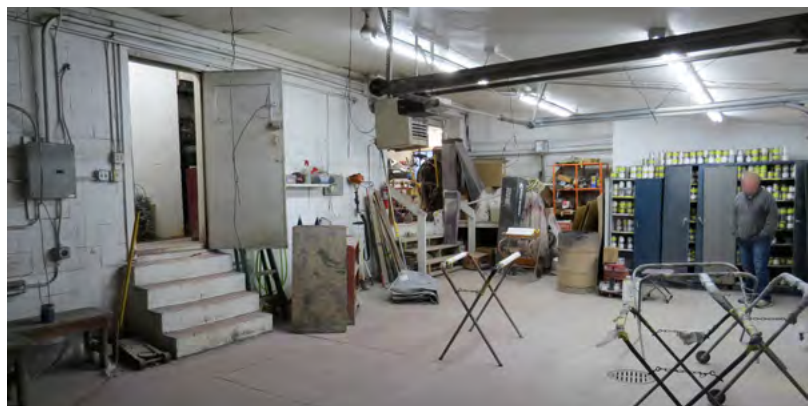
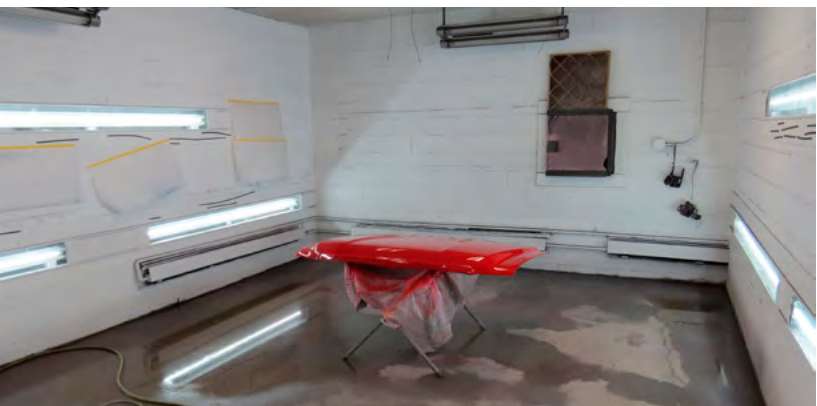
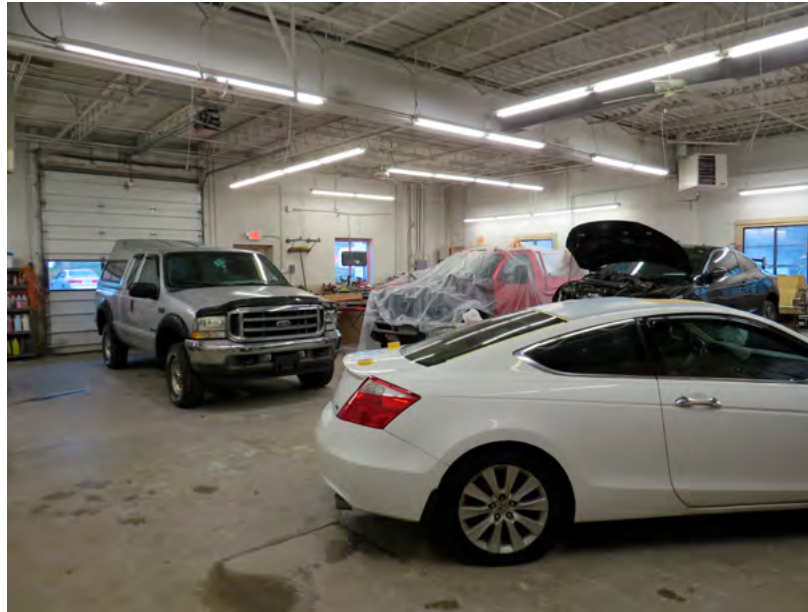
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FOR SALE

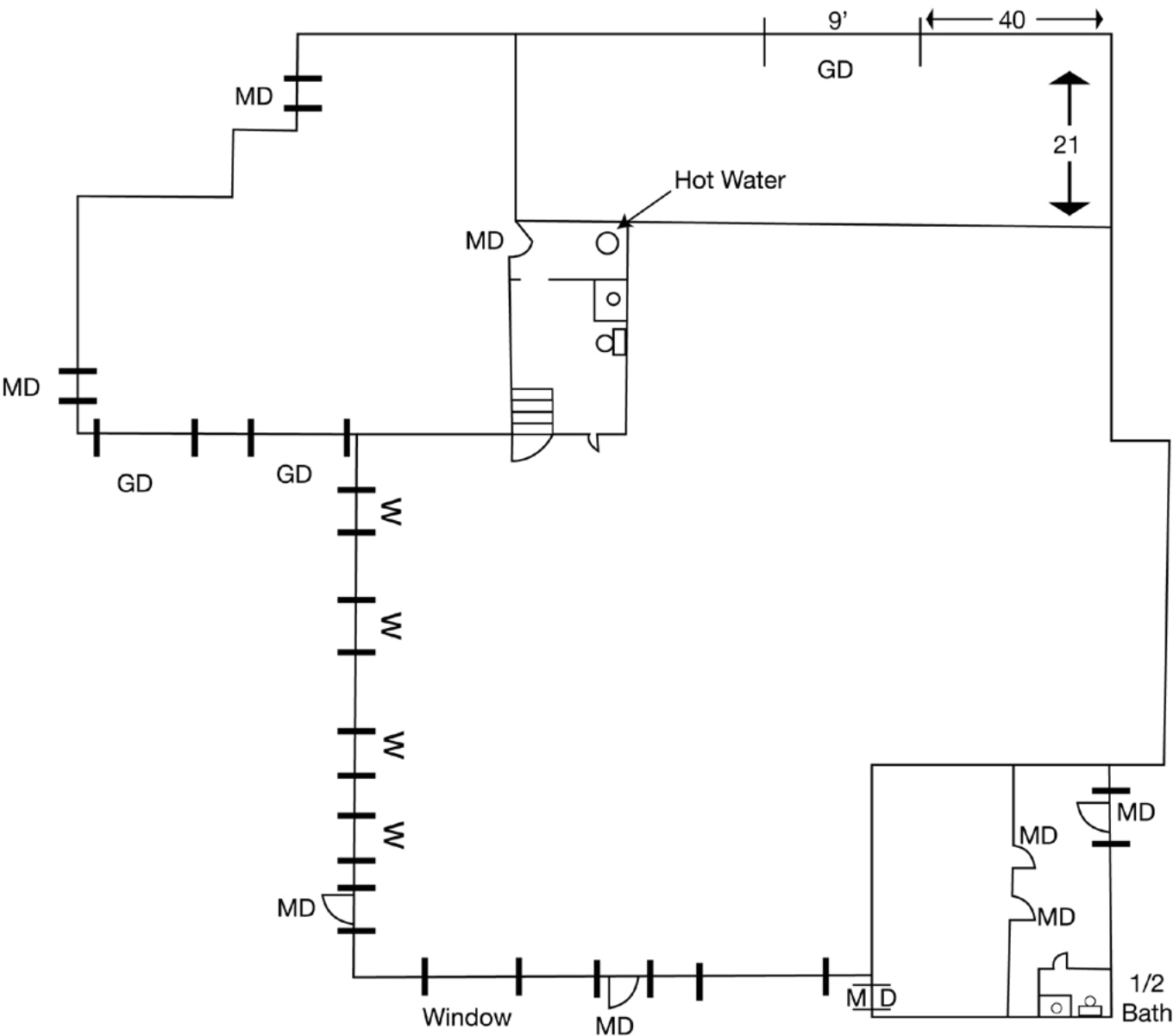
Photos: Garage



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FOR SALE

Floorplan: Garage



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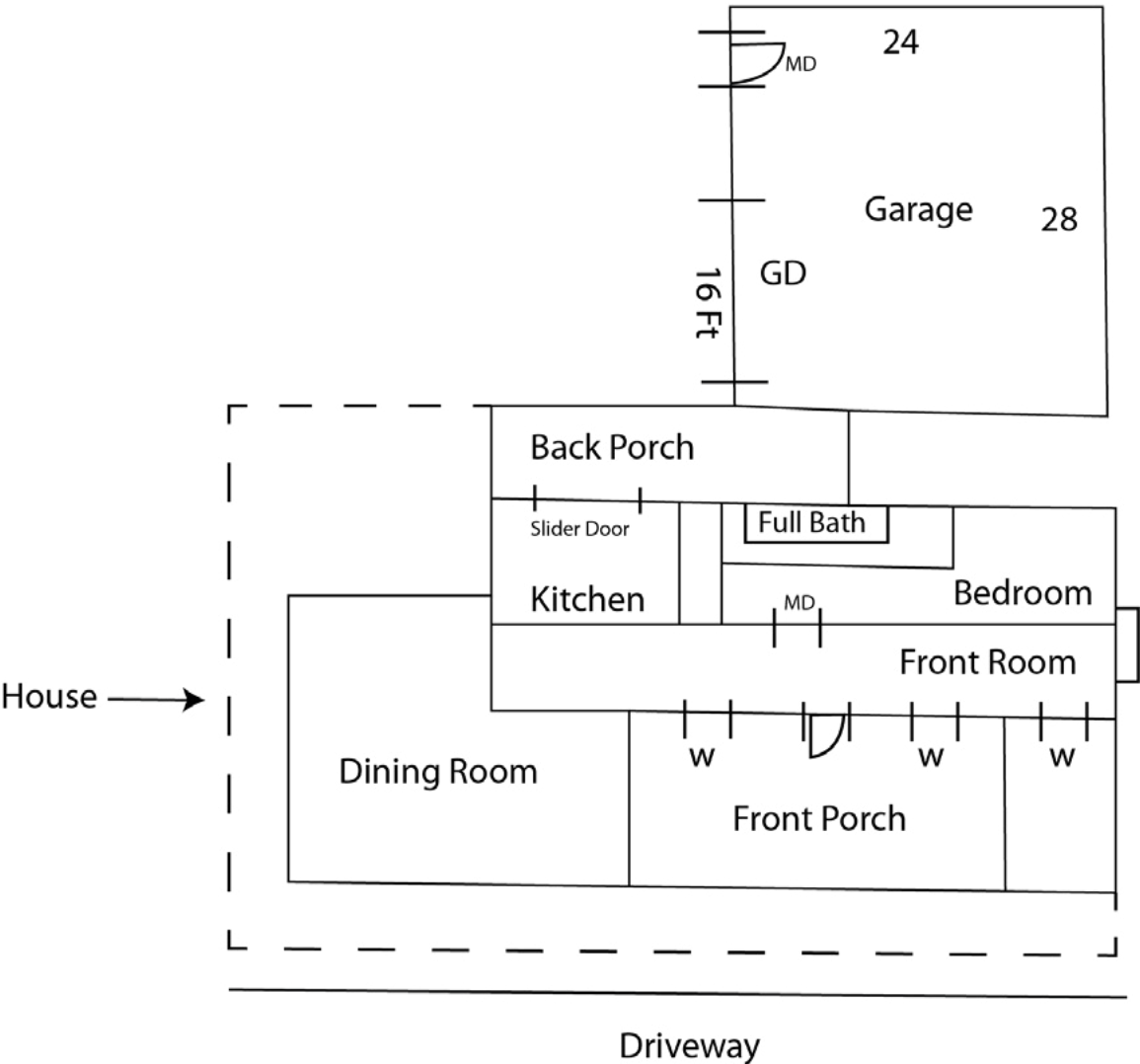
Photos: Income House



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Floorplan: Income House



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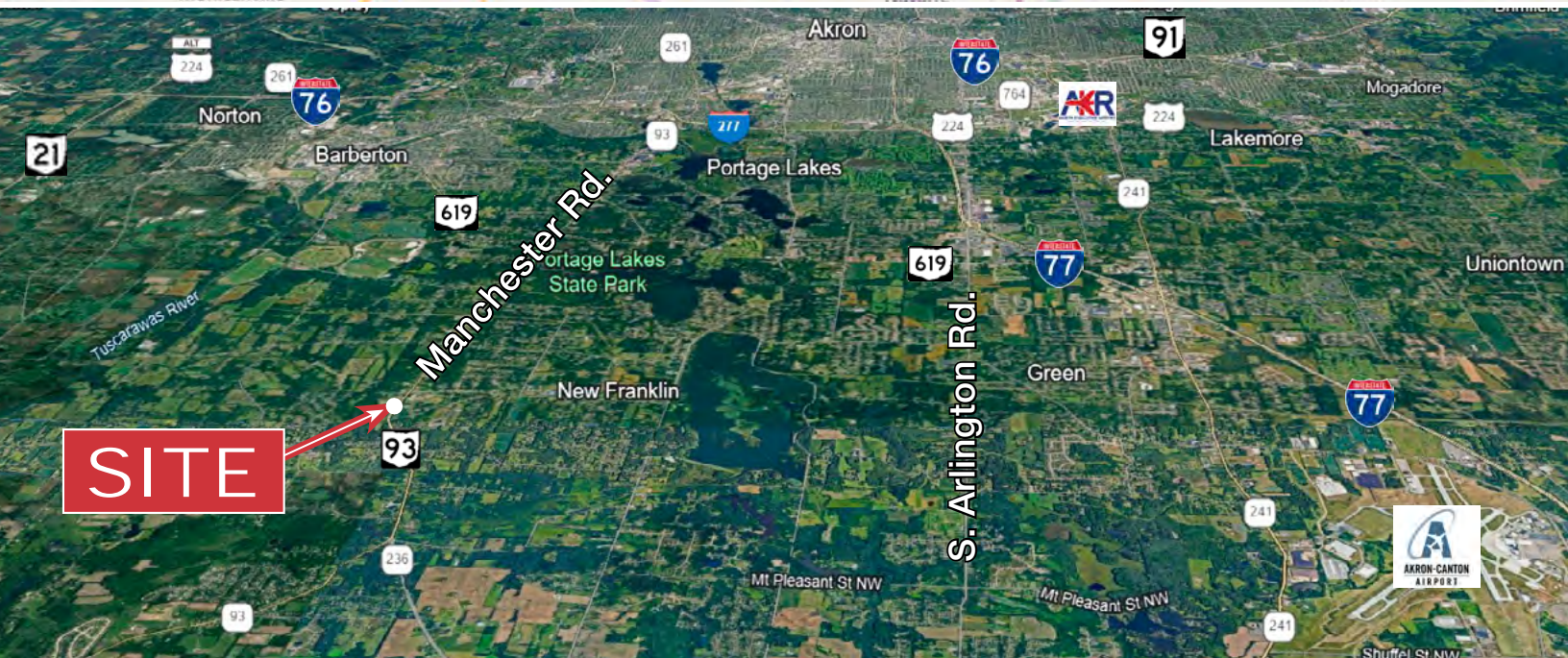
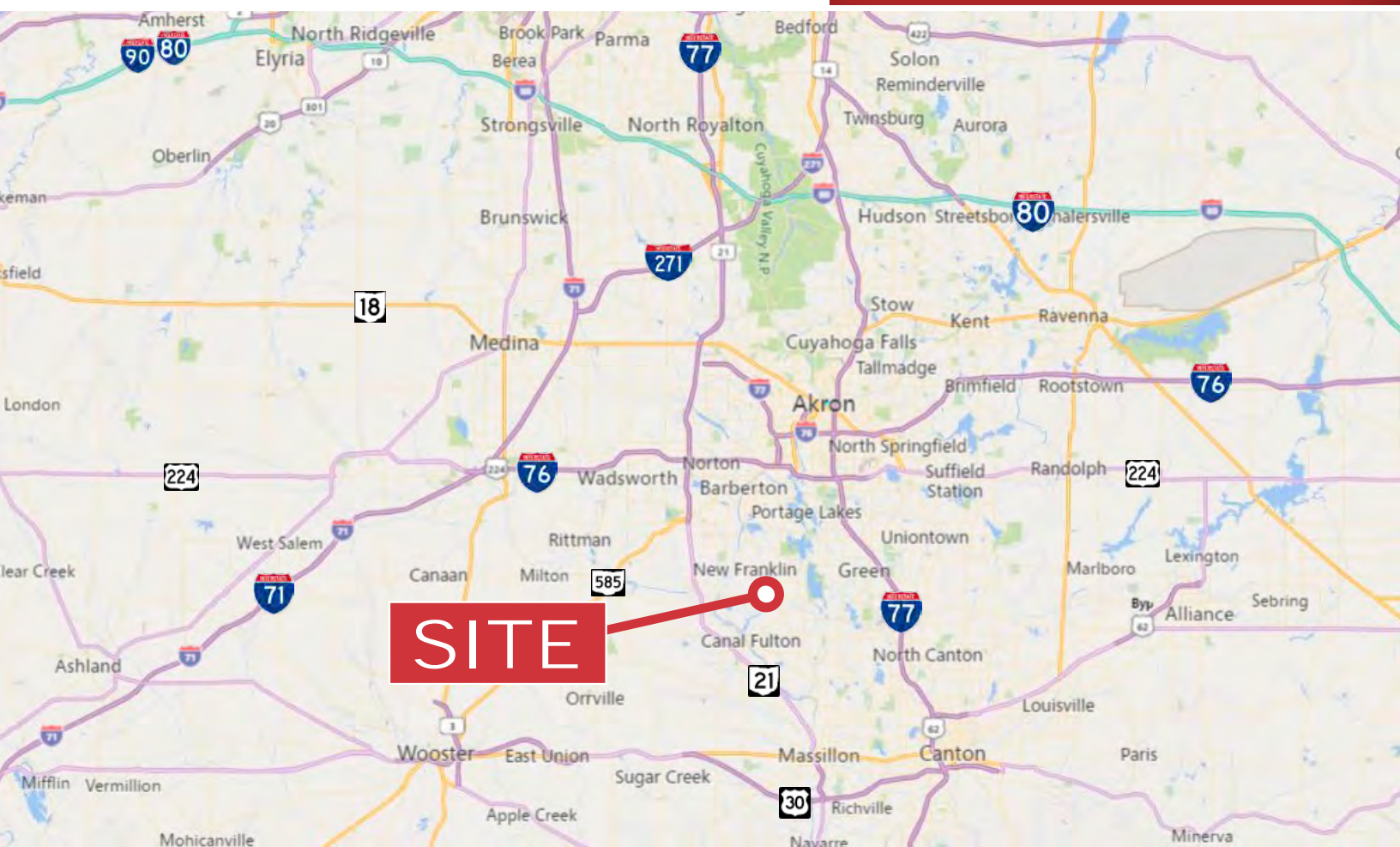
FOR SALE

Property Parcel Maps



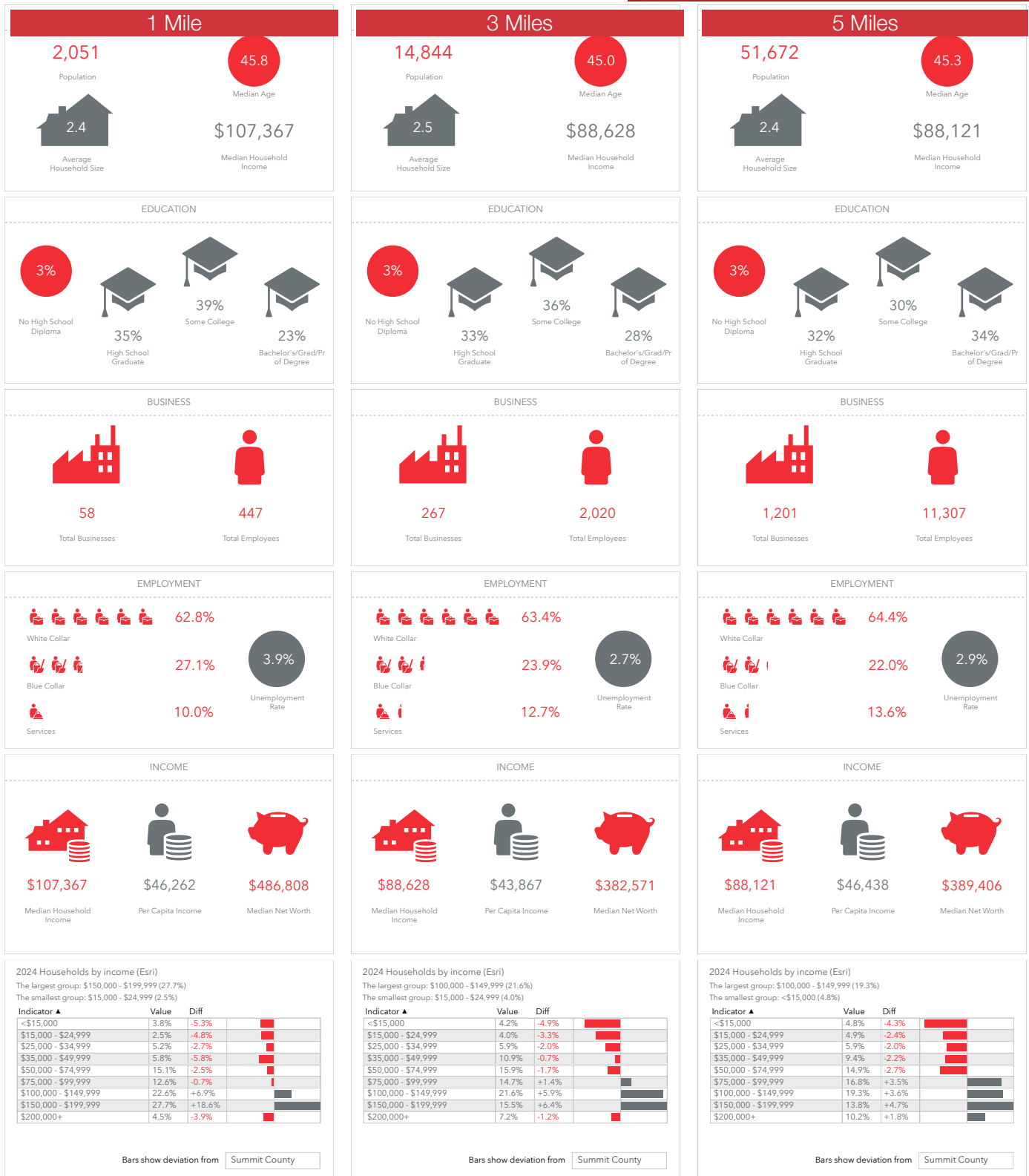
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

540 White Pond Drive | Suite A
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6284 Manchester Rd.
Clinton, OH 44216

FOR SALE

Property Details

| | |
|---|------------------------------|
| COMMERCIAL BUILDING: | 7,754 SF |
| CURRENT USE: | Automotive Paint & Body Shop |
| PARCEL: | 2300176 |
| GARAGE DOORS: | (1) 12' x 12' |
| | (2) 10' x 8' |
| | (1) 9' x 8' |
| TOTAL ACREAGE: | 1.18 acres |
| ZONING: | B-1 (Light Commercial) |
| UTILITIES: | Well & Septic |
| ADDITIONAL RESIDENTIAL RENTAL HOUSE: | 2,975 SF (4 BD / 2BA) |

Price Details

| | |
|-----------------------|---------------------------------------|
| REDUCED PRICE: | \$665,000 \$495,000 |
| TAXES: | \$10,521.58/year |

Location Details

| | |
|-------------------|-------------------------------|
| APPROX. FRONTAGE: | 120' along Manchester Rd. |
| INTERCHANGE: | SR-619; I-77/I-277; I-76 |
| DISTANCE: | 1.7 miles; 7.5 miles; 8 miles |

Notes

For Sale: Unique property located on Manchester Road, south of Nimisila Road, offers a rare opportunity to own a well-established automotive paint and body shop, complete with an adjacent 2,976 SF residential rental home. This dual-use property provides multiple streams of income, making it an attractive investment. High visibility, accessibility and excellent zoning allows for a variety of businesses.

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