

## AUTO SHOP PLUS INCOME PROPERTY



**6284 Manchester Rd.**  
Clinton, OH 44216



**SUMMIT  
COUNTY**

### Property Details

- 7,754 SF Building on 1.18 Acres
- Formerly Automotive Paint Shop
- Includes Income Property:
  - Residential Rental Home
    - 2,976 SF
    - 4 Bedroom
    - 2 Bath

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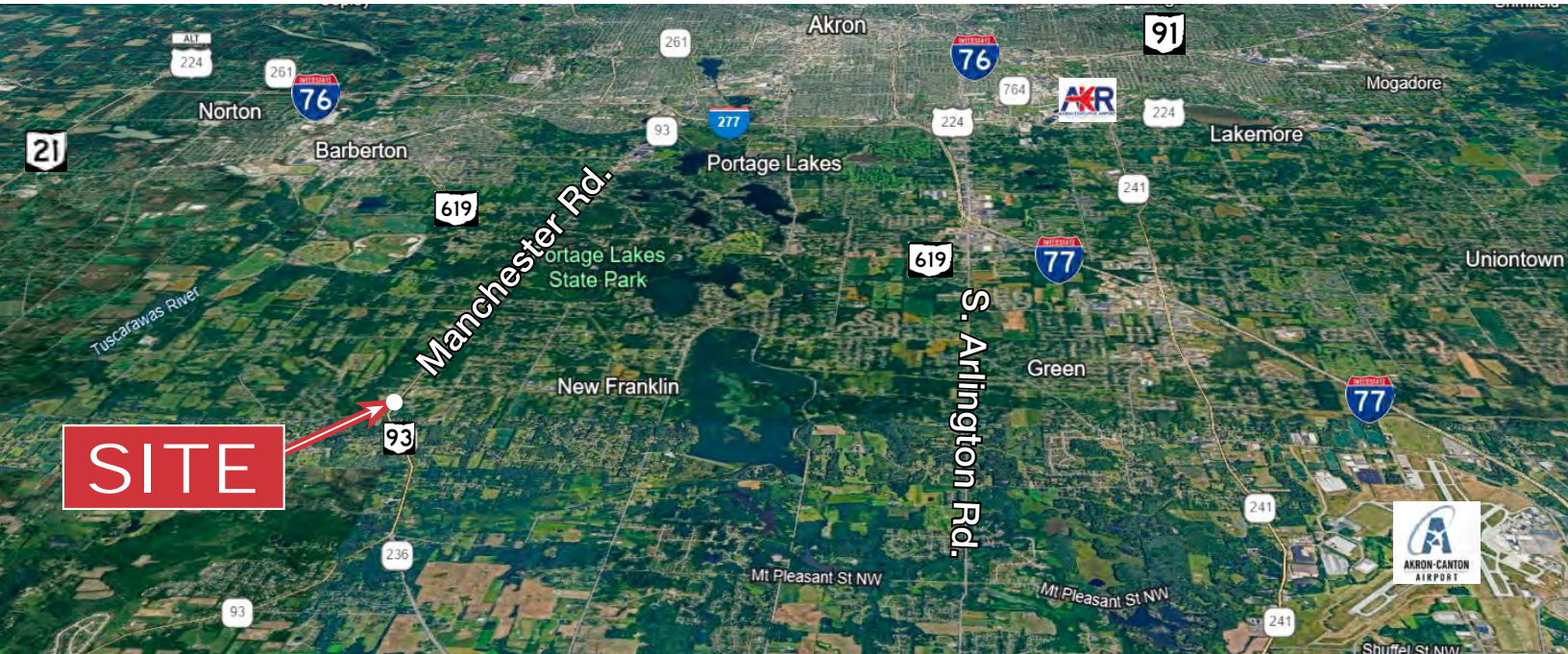
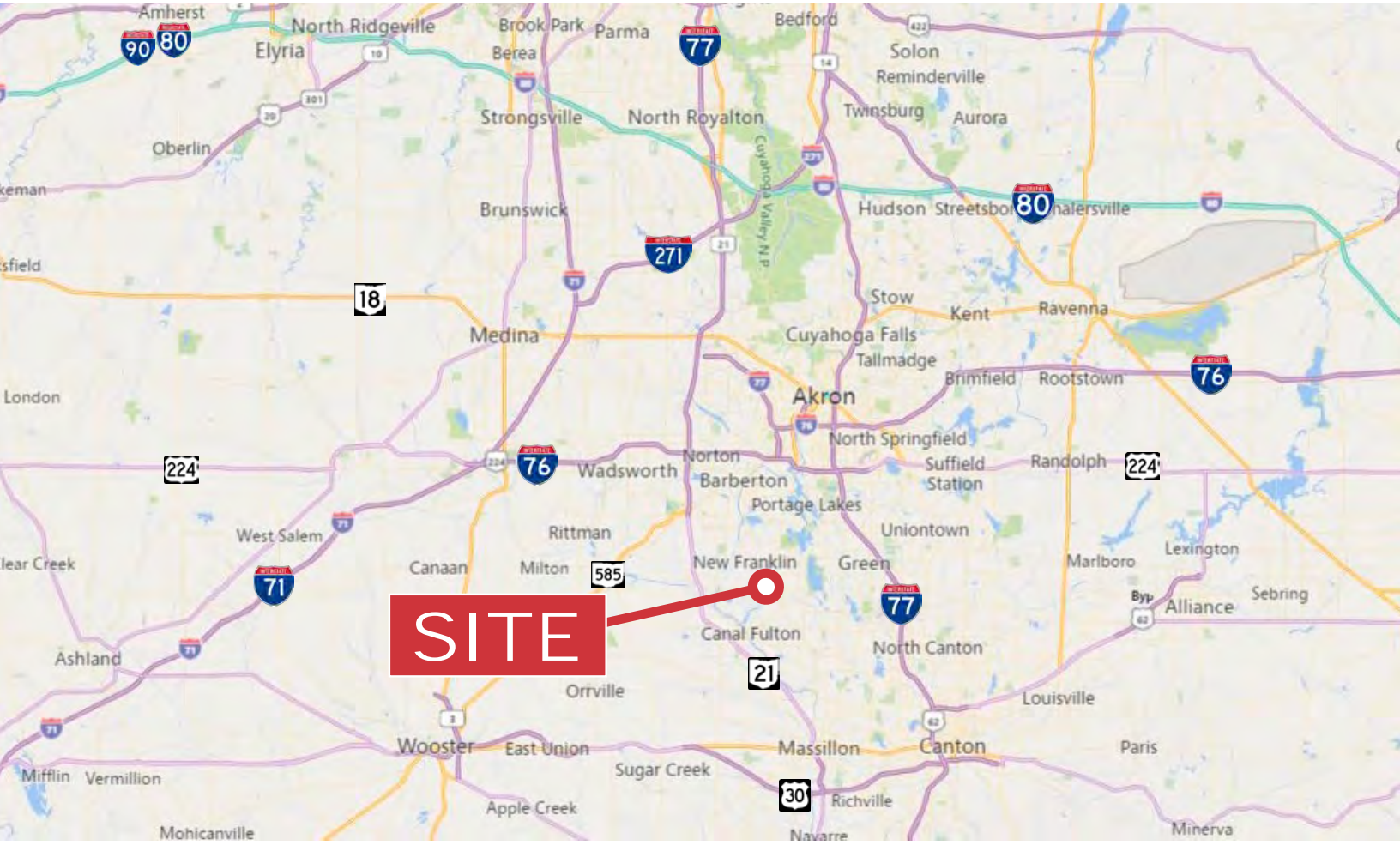
### Quick Look

<b>BUILDING</b>	7,754 SF
<b>ACREAGE</b>	1.18 Acres
<b>ZONING</b>	B-1 (Light Commercial)
<b>PARCEL</b>	2300176
<b>GARAGE DOORS</b>	(1) 12' x 12'
	(2) 10' x 8'
	(1) 9' x 8'
<b>TAXES</b>	\$10,521.58 / year
<b>PRICE</b>	\$665,000



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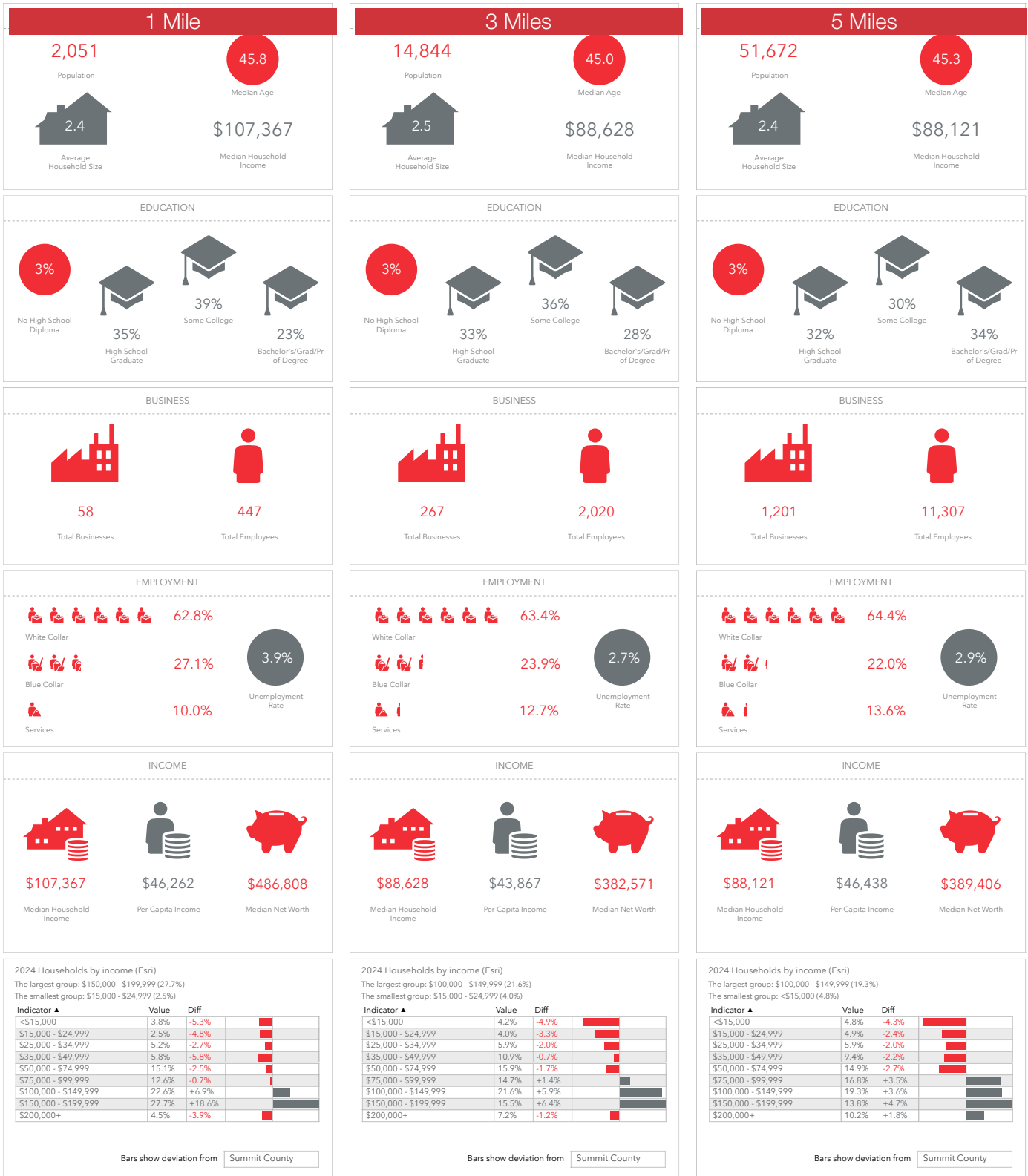
FOR SALE





6284 Manchester Rd.  
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FOR SALE



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6284 Manchester Rd.  
Clinton, OH 44216

FOR SALE

Property Details	COMMERCIAL BUILDING:	7,754 SF
	PREVIOUS USE:	Automotive Paint 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 BR, 2BA)	

Price Details	SALE PRICE:	\$665,000
	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



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