

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

6600 Vrooman Rd

Painesville, OH 44077

Exclusively Represented By:

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Joseph Zingales
440-346-2031
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EQUINE FACILITY SPACE FOR SALE

6600 Vrooman Rd

Painesville, OH 44077

FOR SALE

Property Summary



Property Description

Equine Facility on 17+ Prime Acres! Your opportunity of a lifetime is waiting for you with 20 fully matted stalls, wash rack with hot water, viewing and tack rooms, separate feed, sawdust, and storage rooms. Hay loft with indoor stair access can store 500+ bales. Amish built 180 x 80 indoor riding arena with lifetime metal sided and roofed built in 2004.

Outdoor arena 180 x 80 and fenced 4+ acre pasture with run in and pond, plenty of trailer parking and access to water. Bonus block building on site that has space for all the equipment and 600+ sq foot additional viewing/living area with a fireplace. 1 full and 1 half bath, and full kitchen potential. Behind facility there are 10+private park-like acres with running stream and trail rides or build your dream home! Upgrades include (2) hot water tanks, bathroom remodel, plumbing, fencing, security system, high speed internet, surround sound, lighting, and arena footing. This property has all the income potential to build a boarding or therapeutic riding facility while living your horse owning dreams. All this is conveniently located less than 2 minutes from I-90 ideal for boarding or training clients. Call to today to see this amazing property and make your dreams come true!

Offering Summary

Sale Price:	\$695,000
Lot Size:	17.07 Acres
Building Size:	14,400 SF

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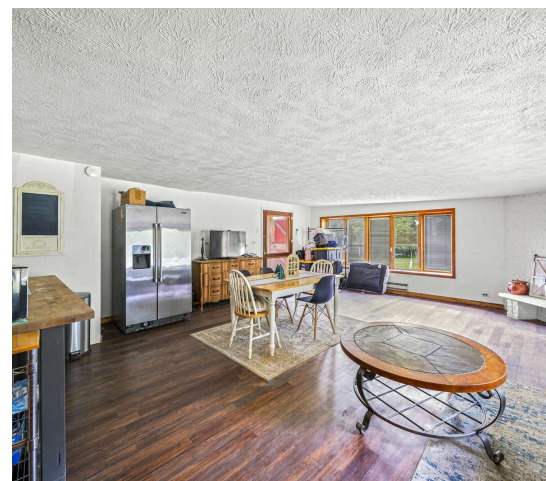
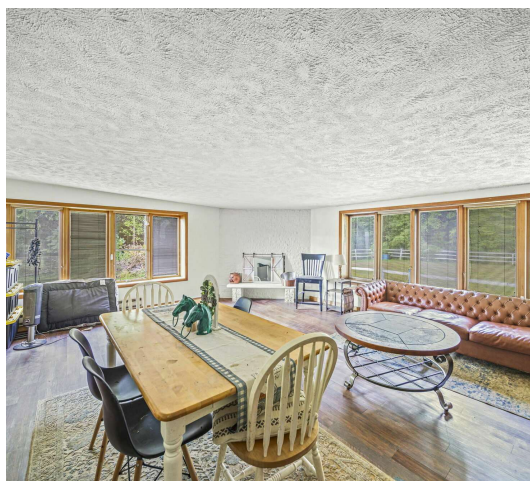
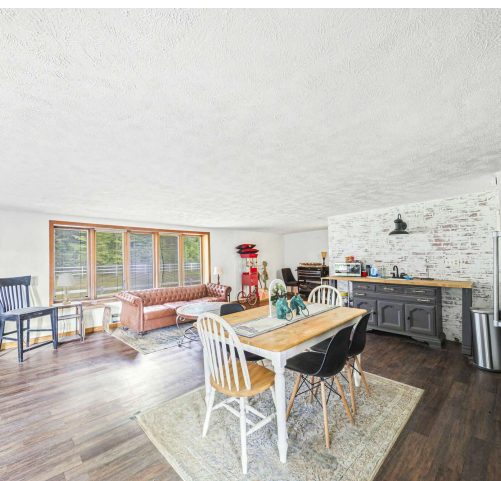
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Additional Photos



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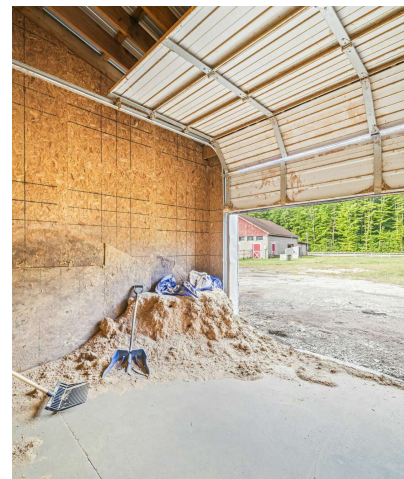
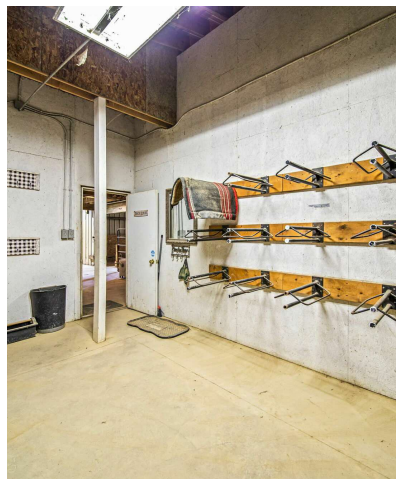
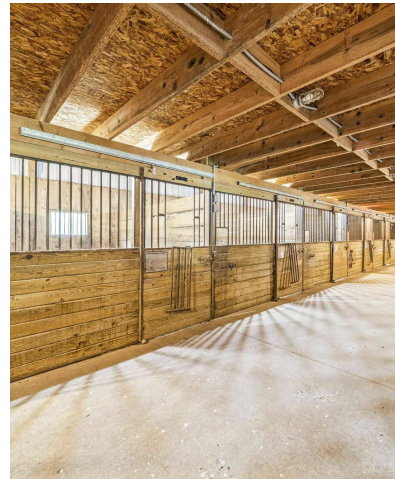
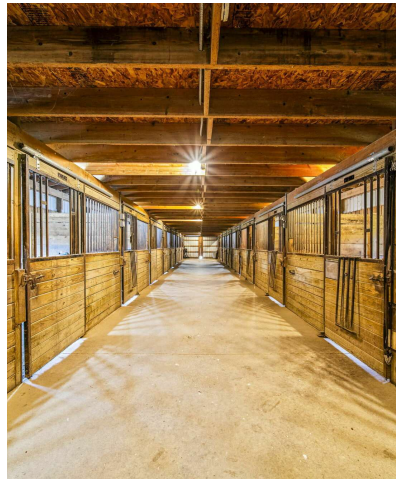
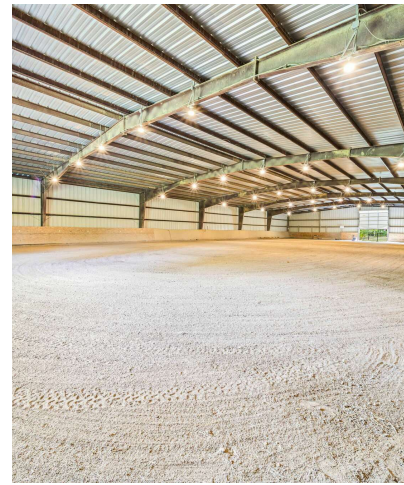
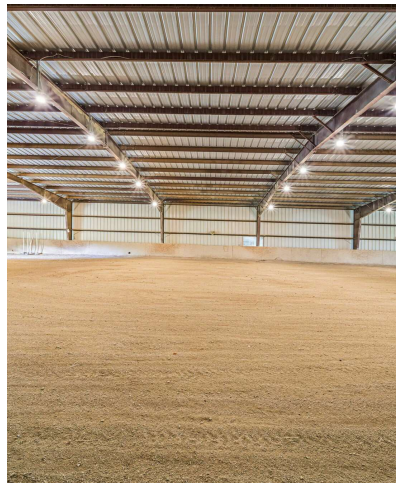
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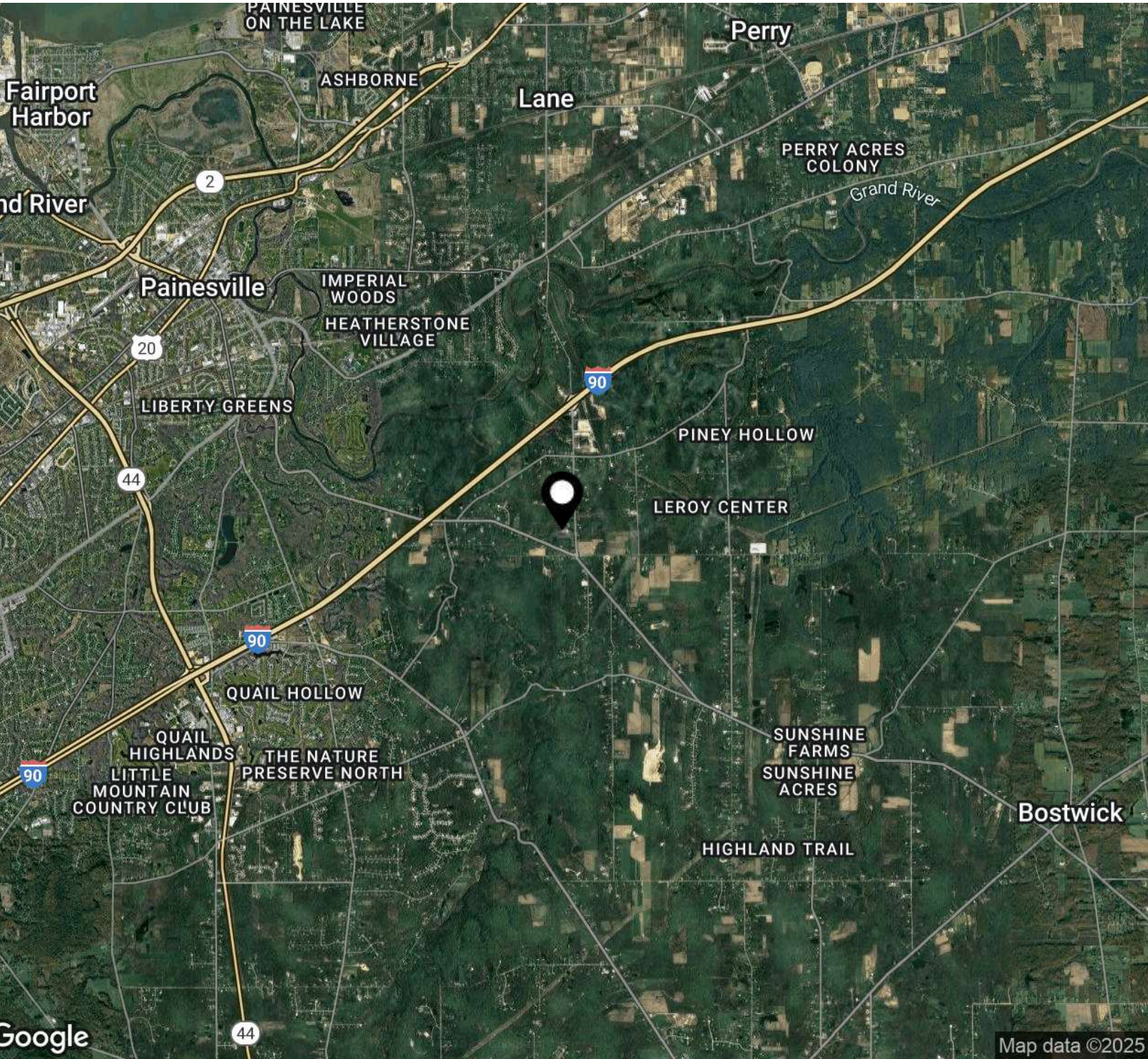
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Location Map



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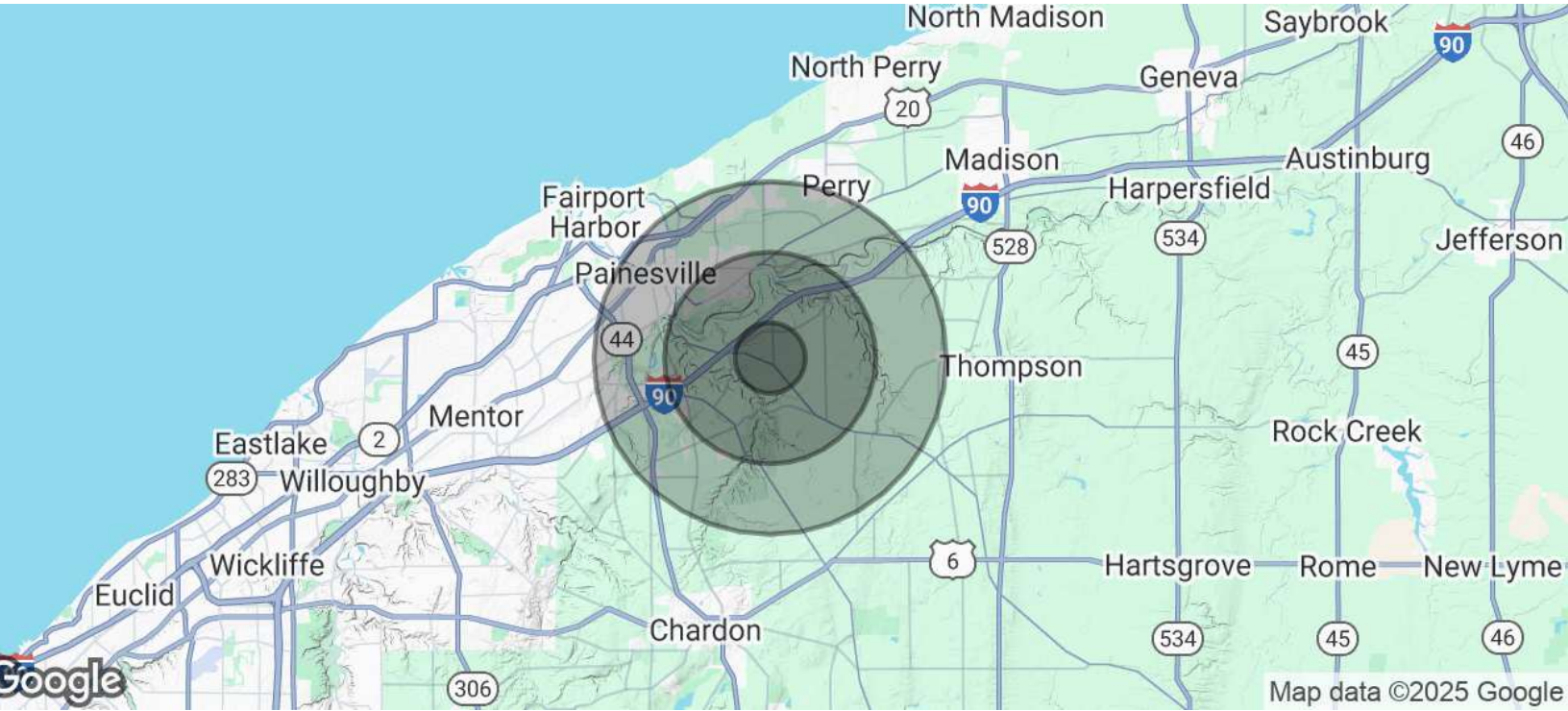
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	637	9,067	46,436
Average Age	45	44	42
Average Age (Male)	44	44	41
Average Age (Female)	45	45	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	254	3,590	18,399
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$162,610	\$139,388	\$110,938
Average House Value	\$374,439	\$329,359	\$259,331

Demographics data derived from AlphaMap

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