

FOR SALE



14006 W LAKE RD  
VERMILION OH 44089



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# Property Summary

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## SUMMARY

Former home of the well-known Above and Beyond Beauty Salon, this 3,830 SF freestanding commercial building (3,013 SF first floor and 814 SF second floor) offers a highly improved and flexible layout. The space features multiple private rooms, a laundry room, kitchenette, built-in cabinetry, and extensive plumbing throughout.

With ample on-site parking and a beautiful patio, the property is well suited for salon or salon suites, wellness or medical office, restaurant or wine bar conversion, assisted living or adult day care, professional office, or other service-oriented uses.

## OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	1.383 Acres
Building Size:	3,830 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	111	392	1,193
Total Population	245	846	2,501
Average HH Income	\$127,502	\$121,247	\$110,977

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# Property Description

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## PROPERTY DESCRIPTION

Former home of the well-known Above and Beyond beauty salon, this 3,830 SF freestanding commercial building offers a highly improved, flexible layout suitable for a variety of uses. The property includes 3,013 SF on the first floor and 814 SF on the second floor, featuring multiple rooms, a laundry room, kitchenette, abundant built-in cabinetry, and extensive plumbing.

A major capital improvement includes connection to city sewer—a rare feature in the area—representing an estimated \$100,000 upgrade. Additional improvements include four furnace units, two hot water tanks, new electrical subpanels, well-maintained landscaping, tile flooring, French doors leading to a rear patio, and a roof approximately 15 years old, among other features.

The property offers ample on-site parking and a storage shed, supporting a wide range of operational needs. With its existing infrastructure and room configuration, the building is well suited for salon or salon suites, wellness offices, restaurant, brewery, or wine bar conversion, assisted living or adult day care, professional office, or other service-oriented uses.

## LOCATION DESCRIPTION

14006 W Lake Road, Vermilion is strategically positioned along the city's west Lake Erie corridor, offering excellent visibility and accessibility less than one mile from Vermilion's Historic Harbor Town with its restaurants, boutiques, marina, and year-round community events.

The site benefits from close proximity to Lake Erie, with easy access to lakefront recreation, boating, beaches, and strong seasonal tourism traffic. Situated along West Lake Road, the property enjoys seamless connectivity to surrounding communities and regional routes leading toward Sandusky, Eastlake, and Greater Northeast Ohio.

The surrounding area blends established residential neighborhoods with commercial and service uses, making this location well-suited for businesses seeking both local customer traffic and destination-driven visitors.

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# Complete Highlights

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## PROPERTY HIGHLIGHTS

- ±3,830 SF freestanding commercial building (3,013 SF first floor + 814 SF second floor)
- Former Above and Beyond beauty salon with extensive existing plumbing and infrastructure
- Connected to city sewer – rare for the area; estimated \$100,000 capital upgrade
- Highly improved interior with multiple rooms, laundry room, kitchenette, patio, and abundant built-in cabinetry
- Updated mechanical systems including four furnace units, two hot water tanks, and new electrical subpanels
- Quality interior and exterior finishes including tile flooring, French doors to rear patio, and well-maintained landscaping
- Ample on-site parking plus additional storage shed
- Flexible layout suitable for salon or salon suites, wellness or medical office, restaurant, brewery, or wine bar conversion, assisted living, adult day care, or professional office
- Prime West Lake Road location offering strong visibility and regional connectivity
- Less than one mile from Vermilion Historic Harbor Town with close proximity to Lake Erie, beaches, marina, and seasonal tourism traffic

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# Additional Photos

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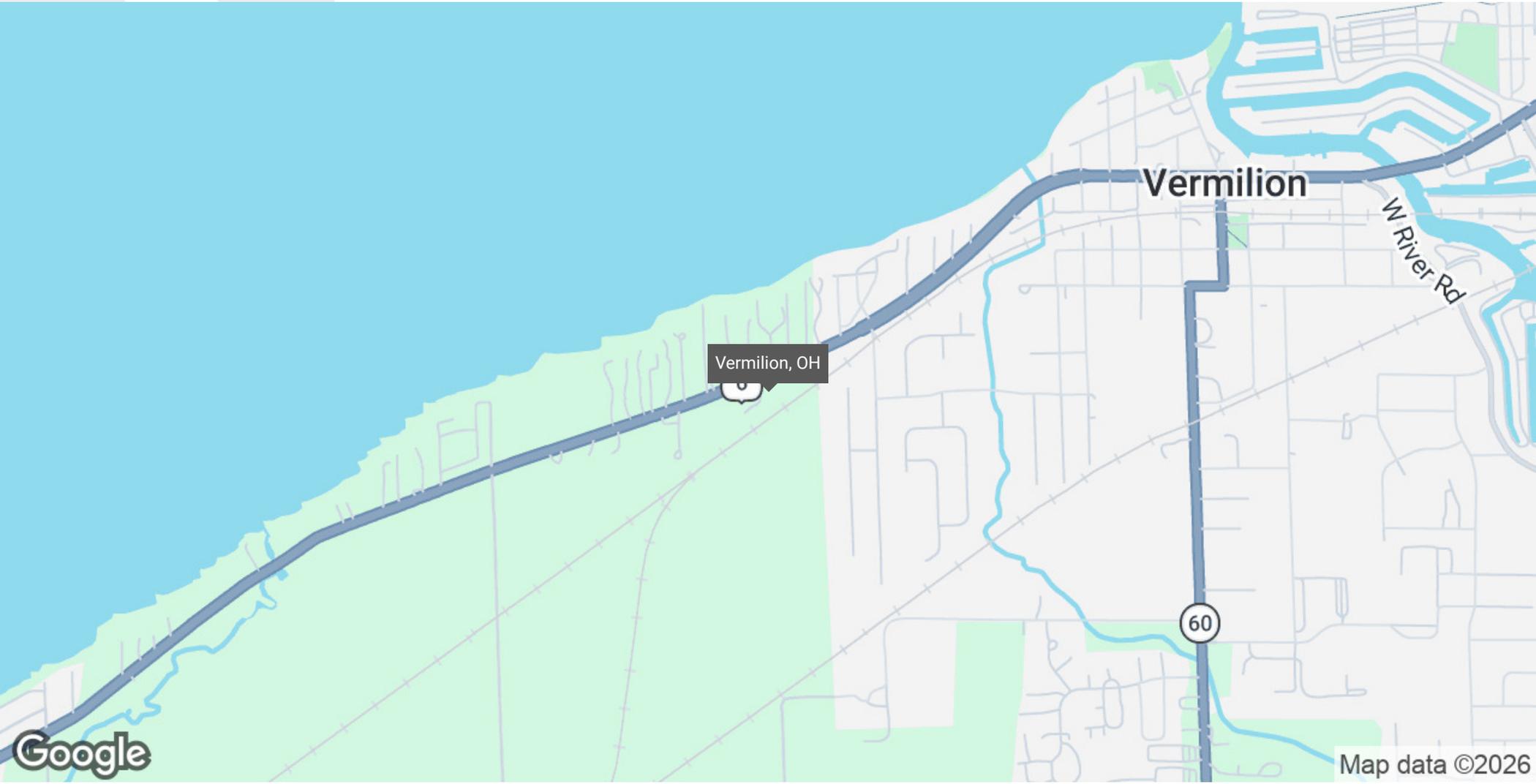
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# Regional Map

FOR SALE



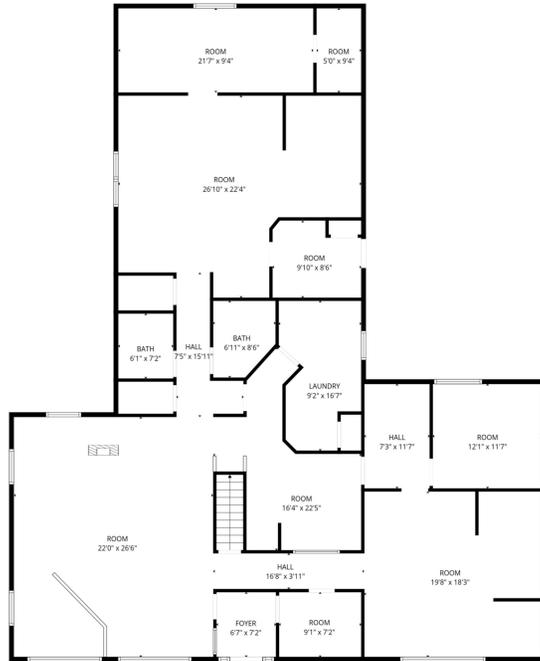
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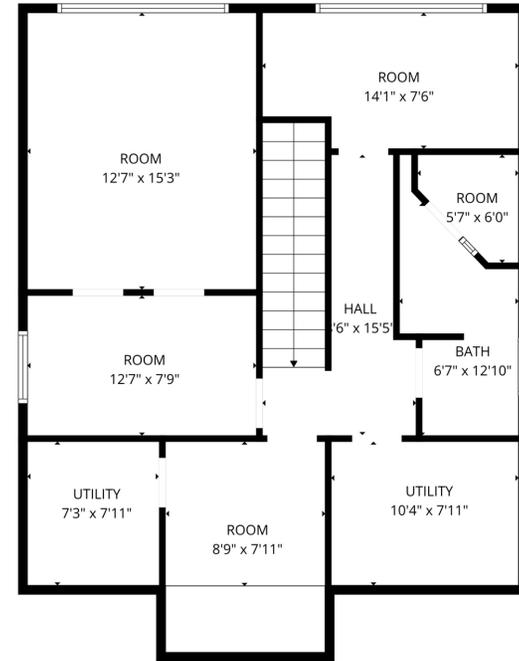
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# Site Plans

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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# Demographics Map & Report

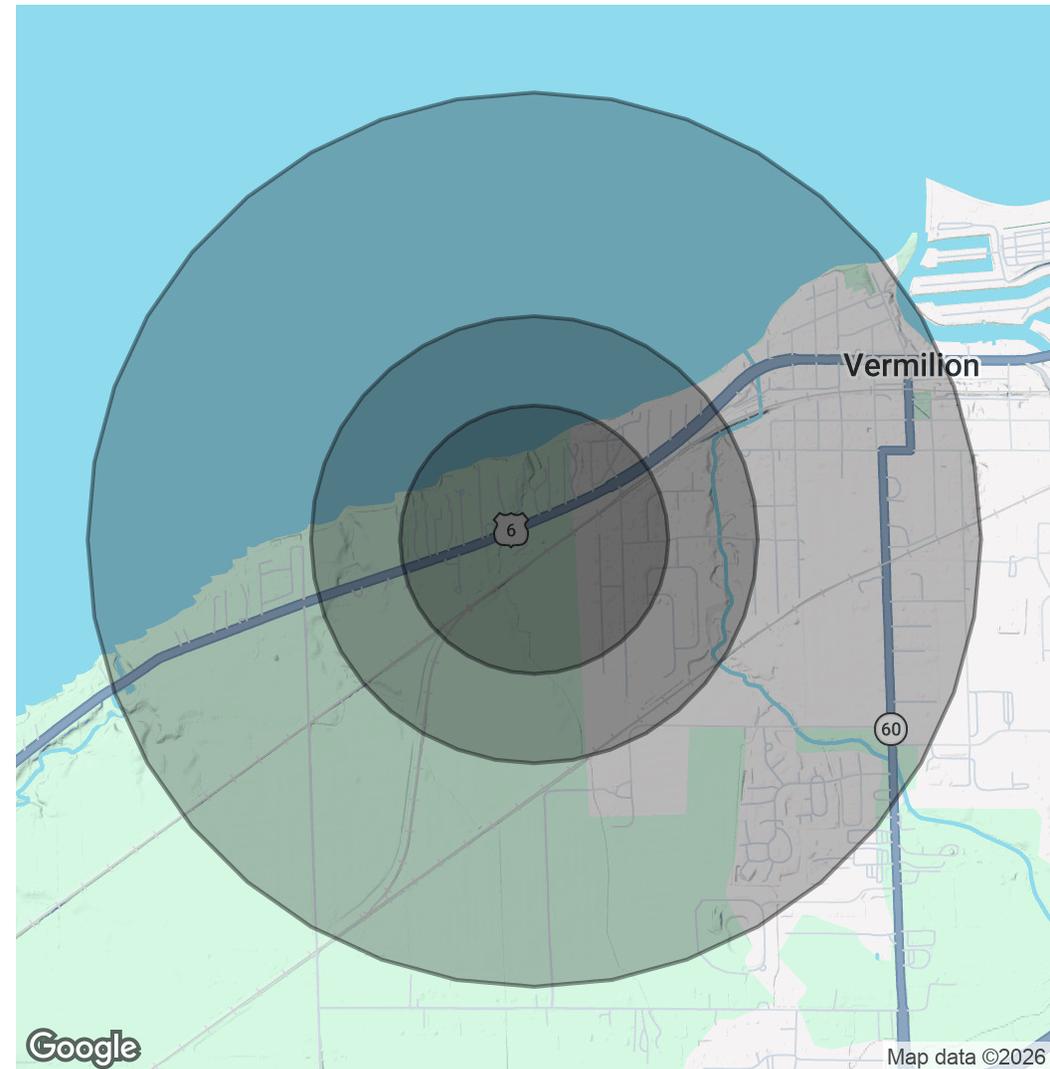
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	245	846	2,501
Average Age	48	48	49
Average Age (Male)	46	46	47
Average Age (Female)	49	50	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	111	392	1,193
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$127,502	\$121,247	\$110,977
Average House Value	\$307,877	\$299,850	\$297,562

Demographics data derived from AlphaMap



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