



PROPERTY DESCRIPTION

This property features a well-maintained 1,392 square foot building, ideally suited for office use. Built in 1973 and renovated in 1998, it offers modern functionality while retaining its timeless appeal. Situated in the heart of the Genoa area, the property provides convenient access to amenities and transportation. With one unit offering versatility for owner-occupation or for investors seeking an addition to their portfolio.

PROPERTY HIGHLIGHTS

- 1,392 SF building
- Great exposure on highly traveled St. Rt. 51
- All fixtures, furniture and equipment can stay, except safe, at no additional cost
- Built in 1973
- Renovated in 1998
- Located in Genoa Ohio
- Real estate taxed \$4,460.92 annually

LOCATION DESCRIPTION

Located in the vibrant town of Genoa, the surrounding area offers a commercial landscape with access to a myriad of amenities. Nearby, businesses like Genoa Bank, Wes Banco and the Genoa Area Local Schools contribute to the area's economy and community. The property benefits from its close proximity to popular dining options. With excellent transportation links and a welcoming community atmosphere, the location is in the heart of Genoa's bustling commercial district.

OFFERING SUMMARY

Sale Price:	\$299,000
Number of Units:	1
Lot Size:	1.02 Acres
Building Size:	1,392 SF

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

HUNT SEARS

419.250.2769

hsears@millerdiversified.com



Sale Price	\$299,000
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BUILDING INFORMATION	
Building Size	1,392 SF
Building Class	B
Occupancy %	0.0%
Tenancy	Single
Number of Floors	1
Year Built	1973
Year Last Renovated	1998
Condition	Good
Roof	New in 2026
Free Standing	Yes
Foundation	Crawl
Exterior Walls	Brick
Restrooms	1 Unisex
HVAC	Gas forced air replaced in 2012

LOCATION INFORMATION	
Building Name	Cottrell Law Office
Street Address	21980 St. Rt. 51
City, State, Zip	Genoa, OH 43430
County	Ottawa
Signal Intersection	Yes

PROPERTY INFORMATION	
Property Type	Office
Property Subtype	Office Building
Zoning	Office
Lot Size	1.02 Acres
APN #	0120868711666000
Corner Property	Yes

PARKING	
Parking Type	Surface
Number of Parking Spaces	11

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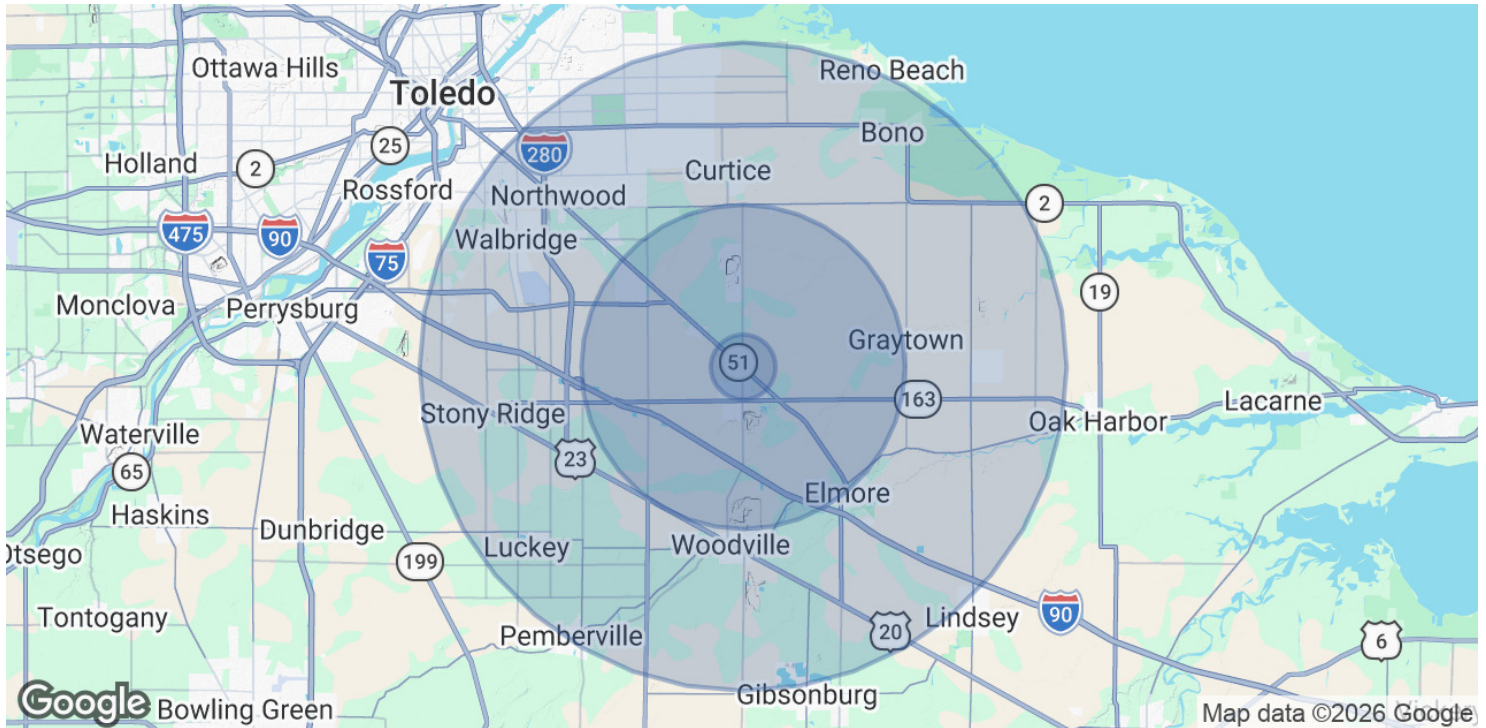


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,500	11,301	56,198
Average Age	36.6	42.1	43.2
Average Age (Male)	30.0	40.7	41.9
Average Age (Female)	38.9	42.6	43.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	594	4,362	23,031
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$94,422	\$103,807	\$100,873
Average House Value	\$151,687	\$185,941	\$207,555

2023 American Community Survey (ACS)

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