



**Roger L Nair**  
Cell: 330-350-0016  
rnairair@aol.com  
Keller Williams Elevate

4999-5035 Center , Brunswick, OH 44212

MLS#: **5007465**

Status: **Active**

Recent: **12/18/2023 : New Listing**

Prop Type: **Commercial Sale**

Sub Type: **Mixed Use**

List Price: **\$1,250,000**

DOM/CDOM: **10/10**



List Dt Rec: **12/18/2023**

Lot #:

Unit:

County: **Medina**

List Date: **12/18/2023**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Exp Dt: **06/18/2024**

Parcel ID: **TX 001-02A-30-011 001-02A-30-009 001-02A-30-008 001-02A-**

**30-007 001-02A-30-006**

Twp: **Brunswick**

Subdiv: **Tract 1**

School Dist: **Brunswick CSD - 5202**

Yr Built:

SqFt Total:

Map:

\$/SqFt:

Directions: **On Center Rd (SR 303) West of Pearl Rd (SR 42). Between Marks Rd and Substation.**

#### Legal/Taxes

Taxes: **\$13,209** Tax Year: **2022**

Assessment: **No**

Homestead:

Legal: **TR 1 LOT 12 S MID PT .640A**

Zoning:

#### General Information

Office SqFt:

Lot Size (acre): **10.83**

DriveIn Door Max Hgt:

Residential SqFt:

Lot Size Source: **Owner**

Drive In Door Min Hgt:

#### Features

Heating: **Gas**

Cooling:

Water: **Public, See Remarks**

Sewer: **Public, Septic**

Addl SubType: **Apartments/Multi Family, Bed & Breakfast, Commercial Lot, Condo, Development, Investment Portfolio, Other, Residential Lot**

Current Use: **Residential**

Remarks:

**Tons of possibilities for an investor or small developer and adding value in the future. Currently there are five homes fully rented that brings in below market rents, that can easily be raised significantly. This property is big enough with water and sewer at the street that a small subdivision can go in one day with about 10 to 15 homes. The value will only go up, not down. Don't miss this opportunity. Currently zoned Residential but could be changed to Commercial.**

#### Agent/Broker Info

List Agent: **Roger L Nair (2011001849)**

List Office: **Keller Williams Elevate (2717)**

Contact #: **330-350-0016**

Office Phone: **440-572-1200**

LA Email: **rnairair@aol.com**

Office Fax: **440-572-1201**

LA License #: **OH SAL.2011001849**

Brokerage Lic: **No**

Waived Agt: **No**

#### Showing

Show Address to Client: **Yes**

#### Distribution

Internet Listing Y/N: **Yes - No AVM**

Internet Address Y/N: **Yes**

Internet Consumer Comm Y/N: **No**

#### Listing/Contract Info

Owner Name:

Owner Phone:

Owner Agent: **No** Warranty:

Listing Agreement: **Exclusive Right To Sell**

Listing Service: **Full Service**

Listing Contract Date: **12/18/2023**

Expiration Date: **06/18/2024**

Purchase Contract Date:

Possession: **Time of Transfer**

Orig List Price: **\$1,250,000**

Occupant: **Tenant**

Special Listing Conditions: **Standard**

Buyer Agency Comp: **2 %**

Other Comp: **None**

Online Bidding: **No**

Broker Remarks: **Below market rents of almost \$6000 a month that can easily be \$7000-\$8000 a month.**

**Mixed Use** SqFt: **0** Bsmt: **Yr: 1956** Acres: **10.83** **\$1,250,000**



Map location



Other



Map



Map location



Other



Map



Map location

Information is Believed To Be Accurate But Not Guaranteed