

# Client Detail Report

Listings as of 07/08/25 at 10:15pm

Active 05/30/25	Listing # 20251943 County: Erie	13514 State Route 113, Wakeman, OH 44889 Map	Listing Price: \$270,000
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Property Type	Commercial Sale	Property Subtype	Industrial
Township	Florence		
Year Built	2003	Approx Square Feet	1648 Public Records
Parcel ID	07-00136.000	Price/Sq Ft	\$163.84
Lot Acres (approx)	1.0000	Lot Sq Ft (approx)	43560

## See Additional Pictures

**Marketing Remark** This industrial property offers functionality, space, and smart features all set on a full acre of land. Designed for serious work and lasting durability, this 1,648-square-foot structure includes concrete floors, metal interior walls, and foam insulation in the main area walls to help maintain temperature year-round. The layout includes a 32 x 28 primary building along with the two added on lean-tos offering flexible space for storage, operations, or expansion. With a half bathroom on site, essential facilities are covered without taking up unnecessary space. Whether you are a growing business or finally claiming space for that side project that's outgrown your garage, this versatile property is built for the long haul!

Industrial Sq. Ft.	1648	Stories	1
Exterior Construction	Steel	Roof	Metal
Sewer	Septic Tank	Water	Public, Well
Parking Total	20.00	Water Related	No
Flood Plain	Unknown	Soil Erosion	Unknown
1/2 Year Taxes	\$346.06	Tax Year	2024
Allow Video?	No	Surveillance	No
Possession	TBD	On Site	

## Presented By: Annette L Wilcox ABR, CRS, SFR, SRES, BPOR, MRP, CNE, CMPPCentury 21 Wilcox & Associates



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July 2025

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U.S. Patent 6,910,045

