

# FOR SALE



## MIXED USE BUILDING FOR SALE

225 S Sandusky Ave., Bucyrus, OH 44820

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# Mixed Use Building

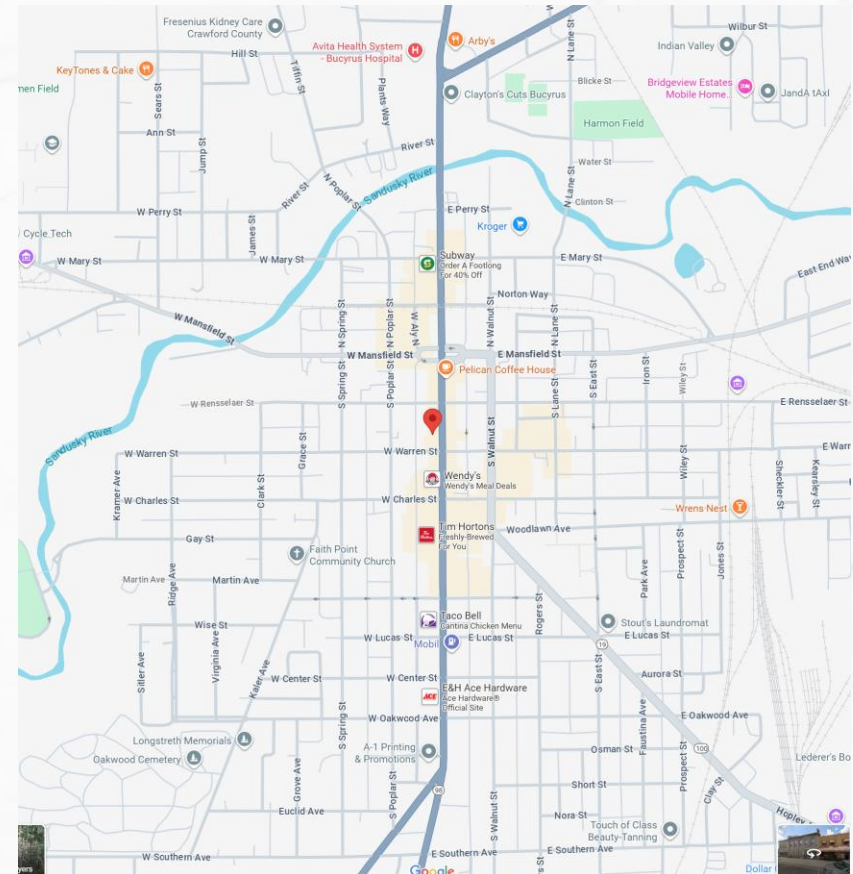
225 S Sandusky Ave., Bucyrus, OH 44820

## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- Location, Location, Location!!! In the heart of it all in Bucyrus, OH
- Long term Norton's Flower Shop owner retiring after 30+ years
- Norton's Flowers founded in 1882
- Main Level is 1,748 square feet
  - Currently built out as retail space (Norton's Flowers)
- 2nd Level is 1,436 square feet (Additional 3rd Level)
  - Currently apartment
- 4 parking space + on street parking
- Main traffic corridor
- Asking Price \$205,000 + Inventory, Assets & Trade Name
- Property Website:
  - [225 S Sandusky Ave](#)

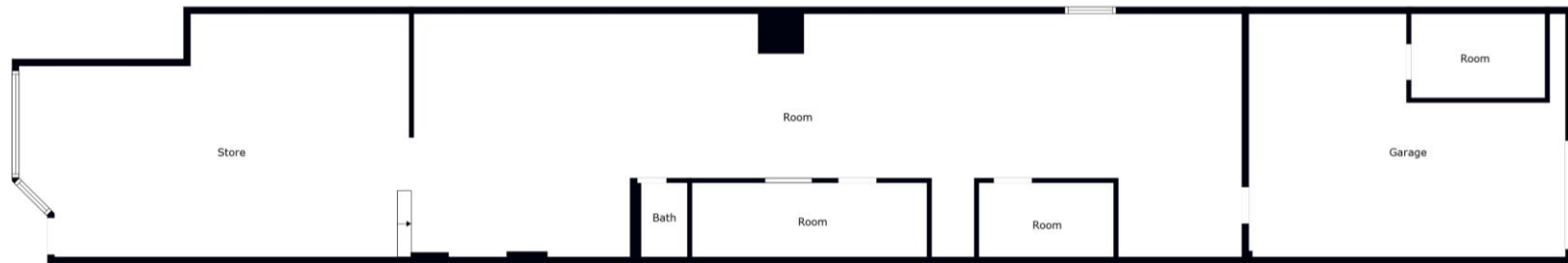
CLICK HERE FOR  
GOOGLE MAPS VIEW



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MAIN LEVEL | RETAIL





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## RETAIL - PICTURES





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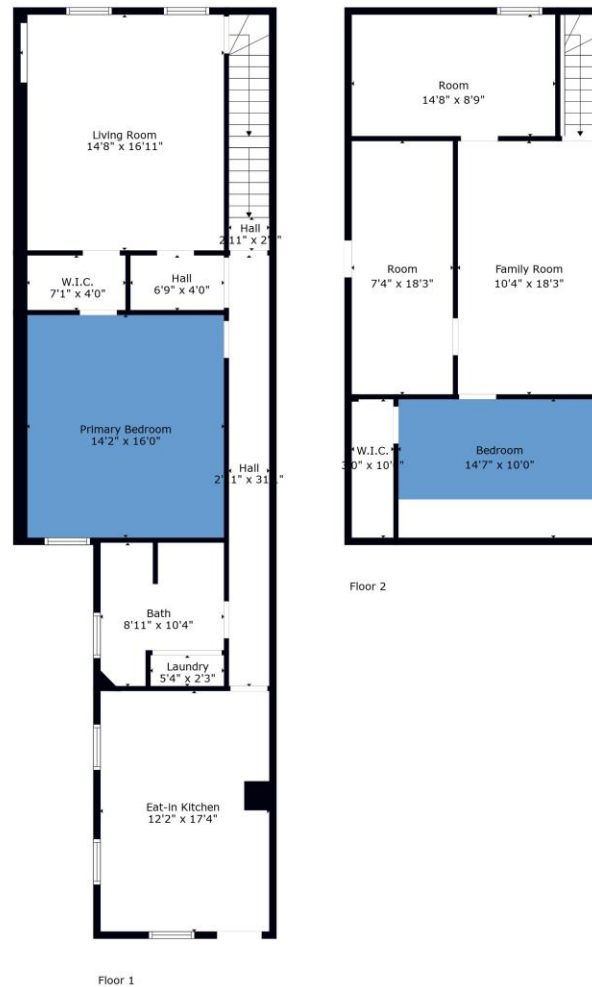
## RETAIL - PICTURES



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## 2<sup>nd</sup> & 3<sup>rd</sup> FLOOR APARTMENT



**TOTAL: 1186 sq. ft**

FLOOR 1: 956 sq. ft, FLOOR 2: 230 sq. ft

EXCLUDED AREAS: HALL: 50 sq. ft, ROOM: 249 sq. ft, BEDROOM: 108 sq. ft,

LOW CEILING: 68 sq. ft, W.I.C.: 22 sq. ft

WALLS: 159 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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## APT 1<sup>st</sup> FLOOR - PICTURES



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## APT 1<sup>st</sup> FLOOR PICTURES





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## APT 2<sup>nd</sup> FLOOR PICTURES



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## AUDITOR MAP

ounty, OH





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AERIAL

