

# 317 E State St, Alliance, OH 44601

MLS#: **5048655**

Prop Type: **Land and Lots**

Status: **Active**

Sub Type: **Commercial**

Recent: **06/25/2024 : New Listing**

List Price: **\$100,000**

DOM/CDOM: **2/2**



List Dt Rec: **06/25/2024**

Lot #:

Unit:

County: **Stark**

List Date: **06/24/2024**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Exp Dt: **12/21/2024**

Parcel ID: **TX 00103918**

Twp: **Alliance**

Subdiv: **Alliance**

School Dist: **Alliance CSD - 7601**

\$/Acre: **\$315,656.57**

Directions: **Lot on the southeast corner of State Route 62/State Street and Arch Street.**

Land Lease: **No Monthly Lot Rent**

### Legal/Taxes

Taxes: **\$885**

Tax Year: **2023**

Assessment: **No**

Homestead: **No**

CAUV: **No**

Legal: **5019-5020 WH**

### Features

Waterfront:

# Lots: **1**

Association: **No**

Water: **Public**

Parking: **Parking Lot, Paved**

Lot Features: **Corner Lot, Open Lot**

Road Front: **City Street**

Utilities Avail: **Electricity Available, Natural Gas Available, Sewer Available, Water Available**

Remarks: **GREAT LOCATION! Lot on the corner of State and Arch Streets. Former location of NAPA Auto Parts, the lot currently features a parking lot and vacant land. Zoned B-3 by the City of Alliance. Most recent traffic counts available show over 16,000 vehicles per day.**

Lot Dim:

Front Feet:

Lot Sz Src:

Lot Sz Acre: **0.32**

Auditors Website

Divisible:

Sewer: **Public**

### Agent/Broker Info

List Agent: [Virginia Phillips \(2019006864\)](#)

Contact #: **330-323-3353**

LA Email: [vphillips@cutlerhomes.com](mailto:vphillips@cutlerhomes.com)

LA License #: **OH SAL.2019006864**

Co List Agt: [Arden R Lingenhoel \(C2015001307\)](#)

Co License #: **OH BRKA.2015001307**

Contact #: **330-323-6896**

Attrib Cnt: [vphillips@cutlerhomes.com](mailto:vphillips@cutlerhomes.com) **330-323-3353**

Waived Agt: **No**

List Office: [Cutler Real Estate \(C3849\)](#)

Office Phone: **330-821-1113**

Office Fax: **330-821-9555**

Brokerage Lic:

Co List Off: [Cutler Real Estate \(C3849\)](#)

Brokerage Lic:

Co LA Email: [alingenhoel@cutlercigroup.com](mailto:alingenhoel@cutlercigroup.com)

### 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:

Listing Agreement: **Exclusive Right To Sell**

Listing Contract Date: **06/24/2024**

Possession: **Time of Transfer**

Occupant: **Vacant**

Special Listing Conditions: **Principal/NR**

Buyer Agency Comp: **2.5 %**

Other Comp: **None**

Online Bidding: **No**

Broker Remarks: **Minimal gas lease about \$7 / yr. Buckeye Oil Producing**

Owner Phone:

Expiration Date: **12/21/2024**

Owner Agent: **No** Warranty:

Listing Service: **Full Service**

Purchase Contract Date:

Orig List Price: **\$100,000**