

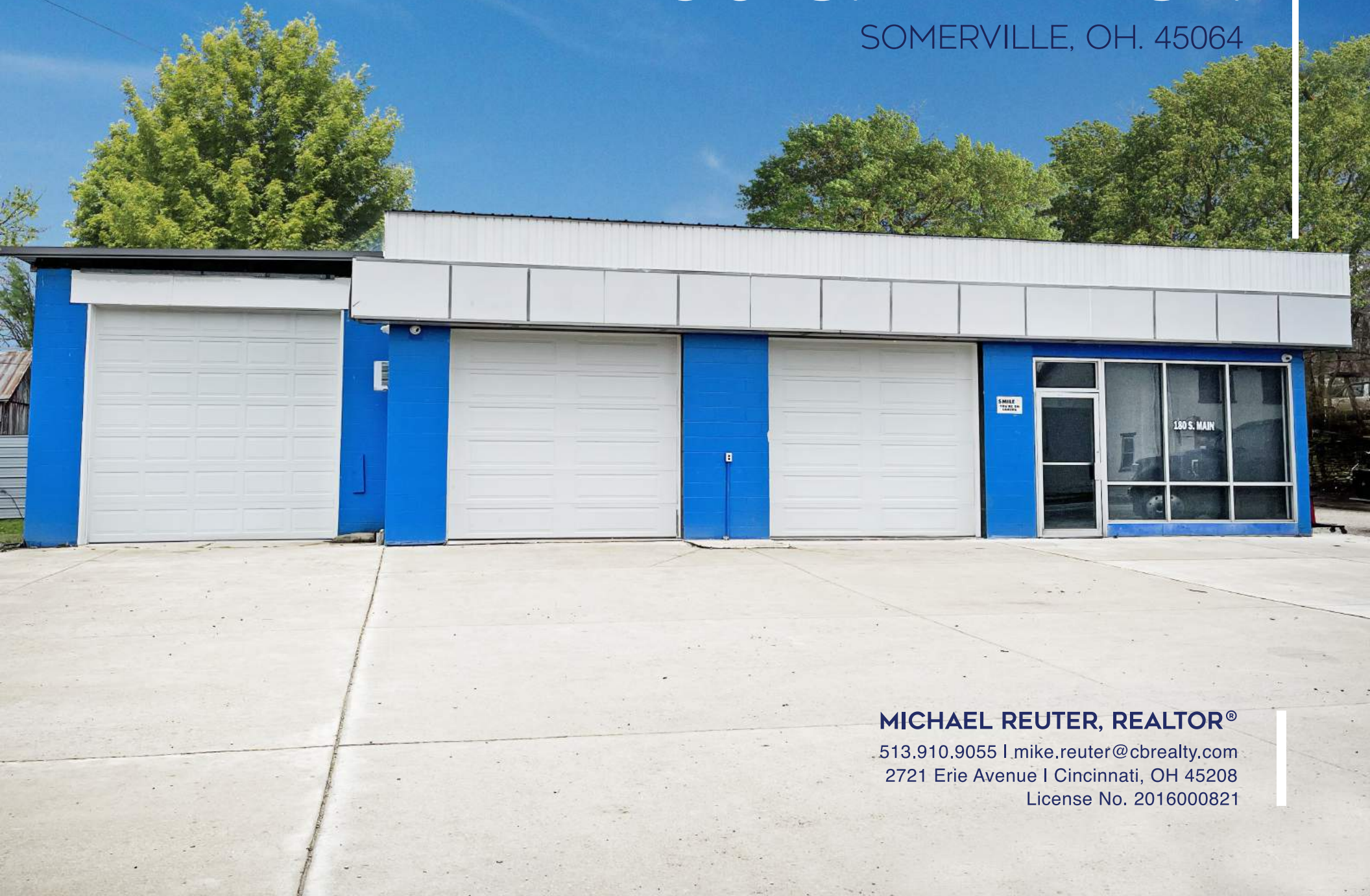


**COLDWELL BANKER
COMMERCIAL**

FOR SALE \$249,000

180 S. MAIN ST.

SOMERVILLE, OH. 45064



MICHAEL REUTER, REALTOR®

513.910.9055 | mike.reuter@cbrealty.com

2721 Erie Avenue | Cincinnati, OH 45208

License No. 2016000821



GENERAL SUMMARY

Total SqFt: 21,685

Drive-In Bays: Three (3)

Parking Lot: 15 Spaces in front (15 Space in rear).

Building(s) SqFt: 2,602

Bay Size:

Restrooms: One (1)

Main Office SqFt: 200

36'D x 14'W / 28'D x 14'W / 28'D x 14'W

County: Butler

Clear Height: 12'-0"

Sale price: \$249,000

Zoning: Commercial Garage

Year Built: 1960

Annual Property Taxes: \$1,242

Parcel ID: F2900065000045,

Construction Type: Masonry/Steel

Roof: Metal

F2900065000034, F2900065000091



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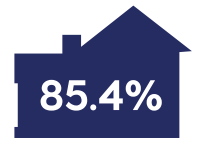
PROPERTY DESCRIPTION

This updated and move-in ready commercial garage is perfect for an owner/operator or investor seeking an income-generating business that offers immediate returns and long-term growth potential. Currently leased to a vinyl vehicle wrap company, this versatile building sits on 1 parcel but the sale includes 2 additional adjacent parcels of vacant land, each with street access. Providing plenty of space to expand an existing business with the added benefit of adding a secondary development opportunity as well. The building features three (3) Drive-In Bays, One (1) 12' clear height, Two (2) 10' clear height, Newer Overhead Doors, Titan HD2P 9,000lb. AF 2-Post Lift, Compressor & Hook-Ups, Renovated Offices, Concrete Floor Armor throughout offices, Polished Concrete in service bays, Newly Poured Front Parking Lot, Freshly Painted Interior/Exterior, Detached Storage Structure and additional Parking/Storage in the undeveloped lots. This mid-century garage and it's 63'-0" of frontage on Main St. has the ability to host a wide array of tenancy options and is ripe for development within the commercial sector. If applicable; 30 day notice for existing tenants. ADA accessible.

DEMOGRAPHICS



MEDIAN AGE



HOME OWNERSHIP



ANNUAL VEHICLE EXPENSE



AVERAGE HOUSEHOLD SIZE



UNEMPLOYMENT



MEDIAN HOUSEHOLD INCOME



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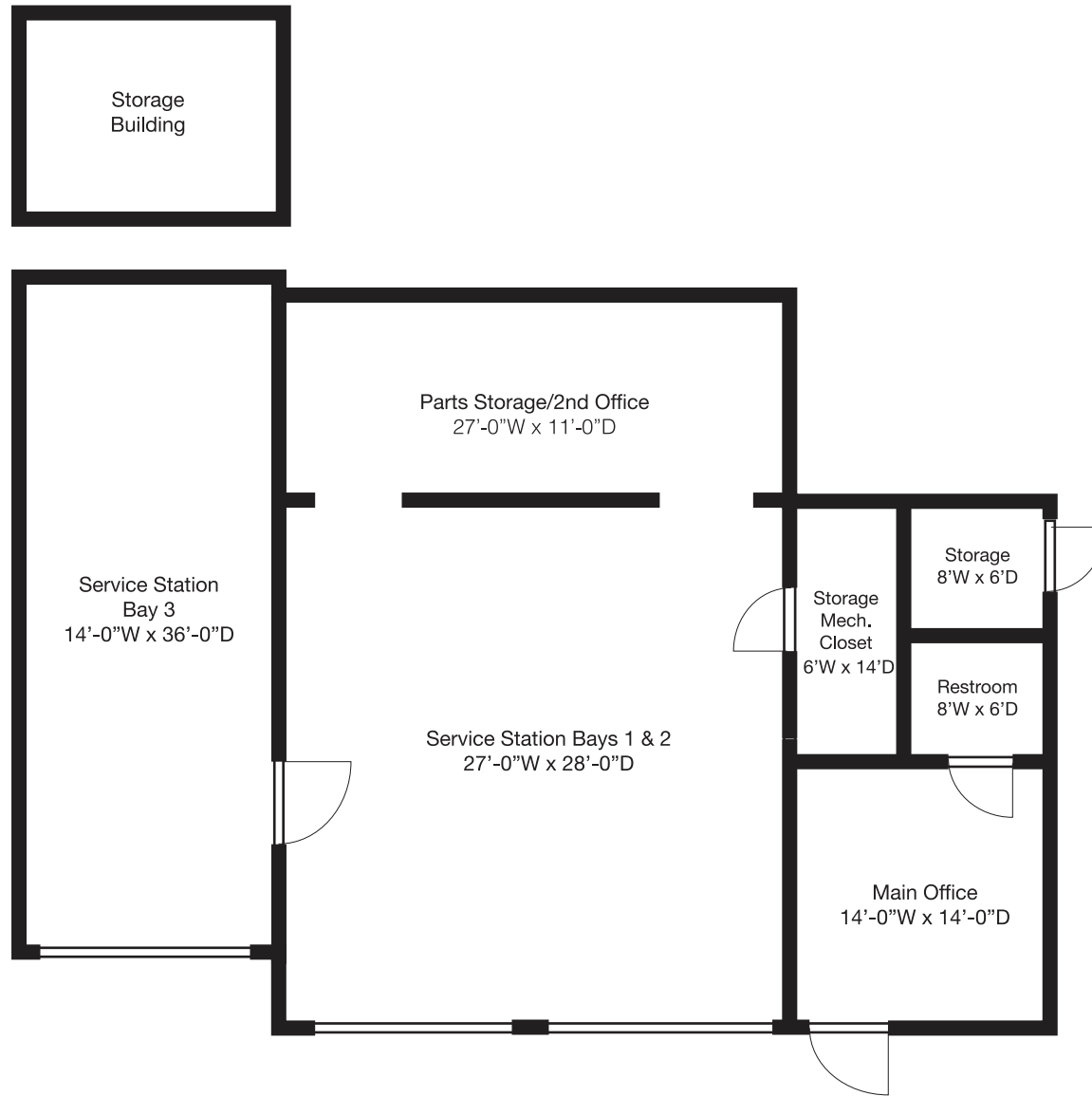
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FLOOR PLAN



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