

## POSSIBLE CAR LOT

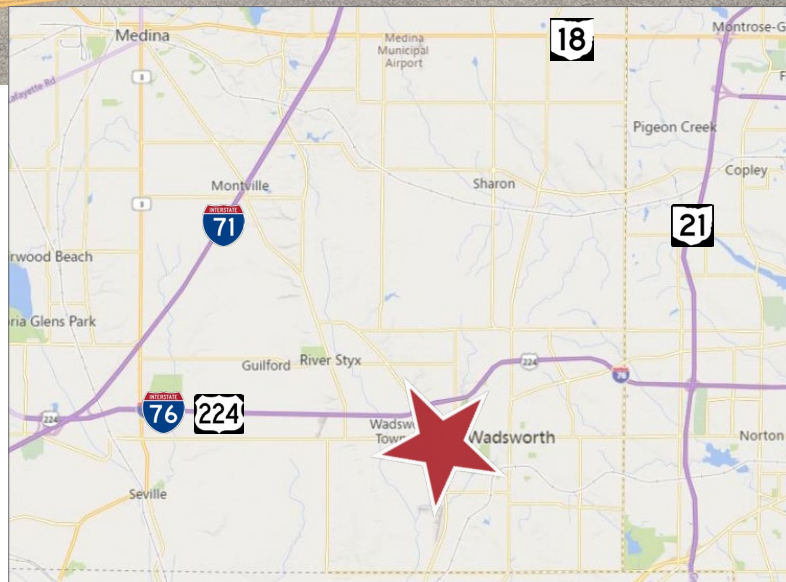
### REDUCED PRICE!



772 College St.  
Wadsworth, OH 44281

### Property Details

- Located off Busy Wadsworth Rd. (SR-57)
- High Traffic Counts
- Property Abuts Wadsworth Rd. and College St.
- Room for Expansion
- Across the Street from Westchester Estates by Ryan Homes
- Great Visibility for Signage
- Current Owner Ran a Motorcycle Shop for Over 65 Years
- Over 30 Parking Spaces
- Less Than a Mile to I-76; 1/4 mile to SR-57
- Sale Price: \$525,000 **REDUCED: \$470,000**
- Lease Rate: \$2,500/month (includes utilities)



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**David Whyte**  
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FOR SALE  
OR LEASE



## LEASE DETAILS

- Lease Rate: \$2,500/month *(includes utilities)*
- Possible 40-Car Sales Lot
- Office 1,200 SF

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**NAI Pleasant Valley**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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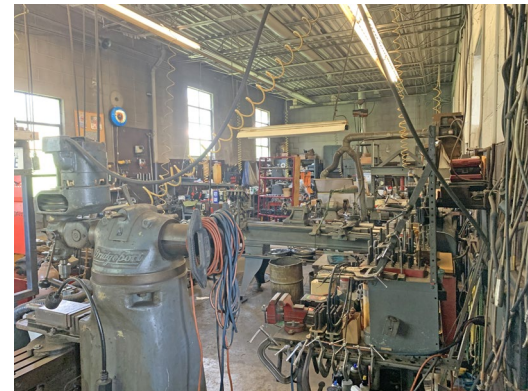
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Demographics	1 Mile	3 Miles	5 Miles
Population:	3,882	27,074	46,939
Households:	1,514	10,991	18,868
Median Age:	40.9	41.9	42.7
Average HH Income:	\$122,635	\$115,884	\$117,274
Traffic Count:	12,629 VPD Wadsworth Rd. @ College St.		

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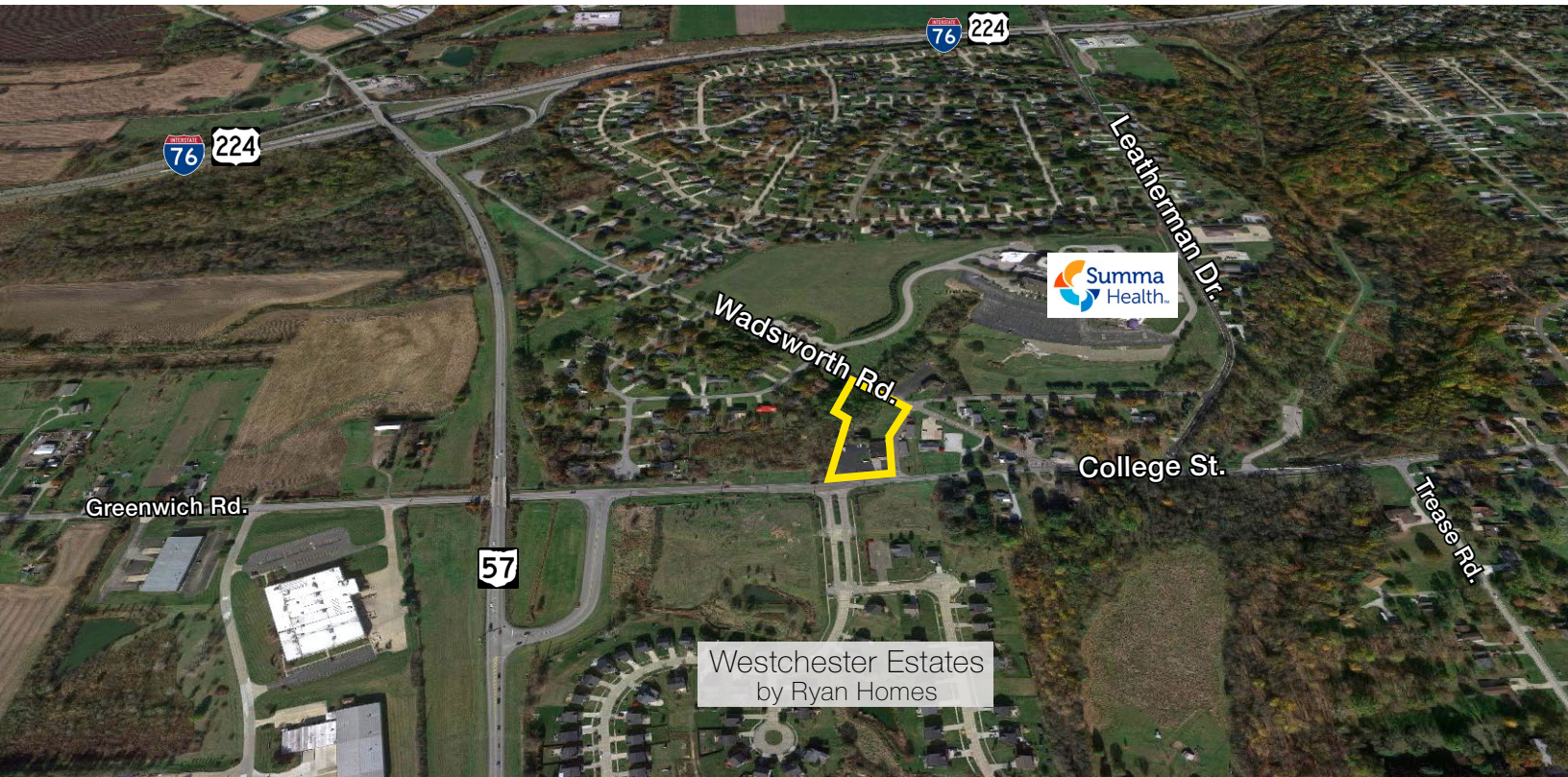
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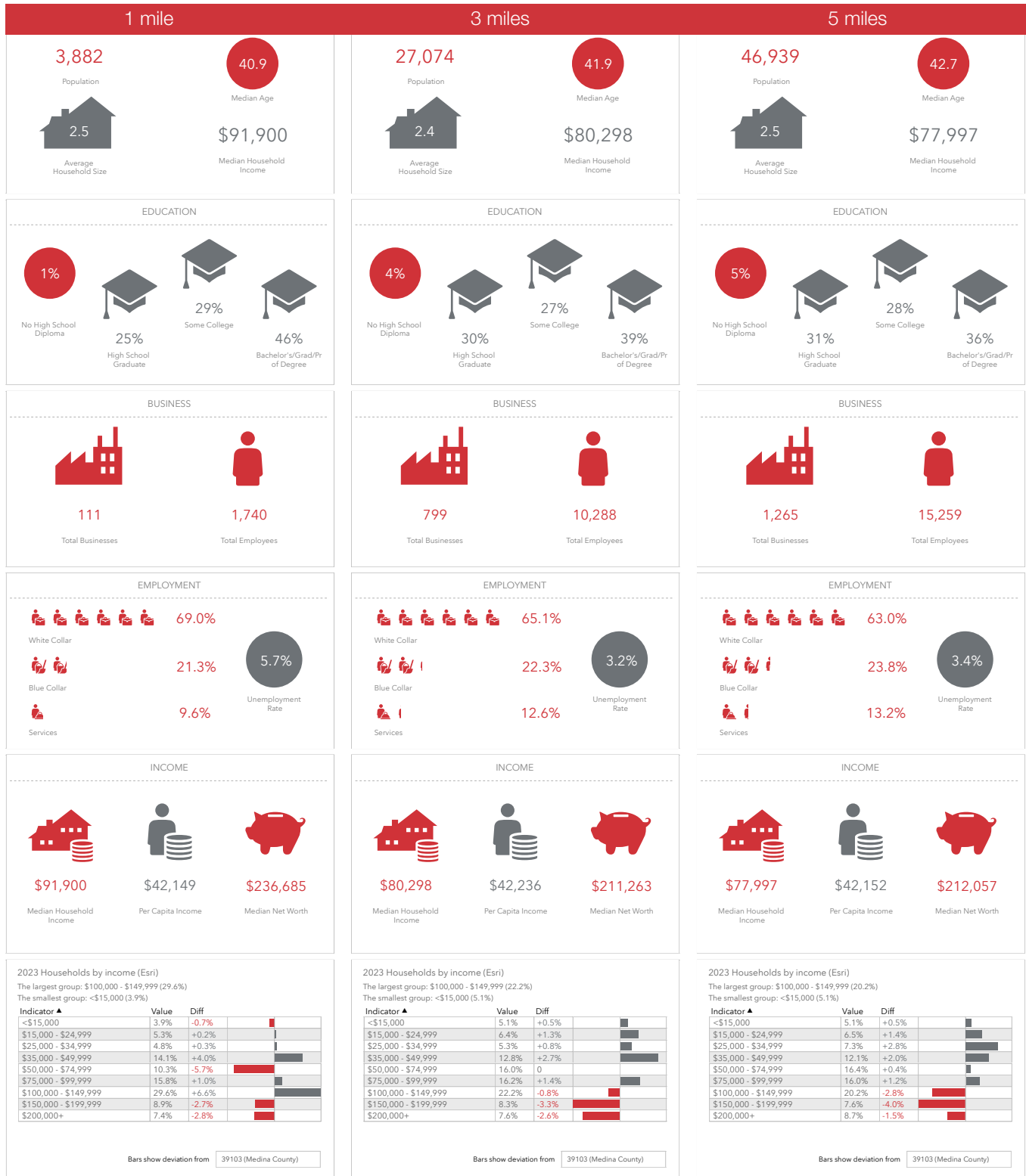
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REDUCED PRICE!

### Pricing Details

SALE PRICE: \$525,000 **REDUCED PRICE: \$470,000**

TAXES: \$3,649 (2022)

LEASE RATE: \$2,500/month

### Property Details

BUILDING SIZE: 4,644 SF

LAND AREA: 1.829 acres

PARKING: 30+

FRONTAGE: 216' on College St.  
194' on Wadsworth Rd.

DEPTH: 502' approx.

PARCEL: 040-20A-14-106 & 040-20A-18-015

ZONING: CSG (College Street Gateway)

YEAR BUILT: 1954

DRIVE-IN DOORS: 2

### Location Details

LOCATION: On College St. between Wadsworth Rd. and SR-57

INTERCHANGE / DISTANCE: Less Than a Mile to I-76; 1/4 mile to SR-57

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