

34 PLEASANT ST

Wakeman, OH 44889



SPECIAL PURPOSE PROPERTY FOR SALE



PROPERTY DESCRIPTION

Introducing a rare opportunity in the Wakeman area: a historic 3,896 SF building, constructed in 1870 and zoned C-1 Central Business, offering boundless potential for a special purpose use or investor. This well-maintained property is a testament to enduring craftsmanship, with unique architectural character that captivates from the moment you arrive. Nestled within Wakeman's quaint downtown, this building presents an exceptional canvas for your entrepreneurial imagination. With its prime location near several farms and wineries, this property stands ready to become the cornerstone of your next venture in the Huron county area.

PROPERTY HIGHLIGHTS

- Historic 3,896 SF building
- Constructed in 1870
- Zoned C-1 Central Business
- Unique architectural character
- Exceptional canvas for investment venture

LOCATION DESCRIPTION

Located in the heart of downtown Wakeman just two blocks west of S River St and the Vermillion River.

OFFERING SUMMARY

Sale Price:	\$159,000
Lot Size:	12,182 SF
Building Size:	3,896 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	220	376	506
Total Population	524	900	1,223
Average HH Income	\$100,224	\$100,159	\$100,067

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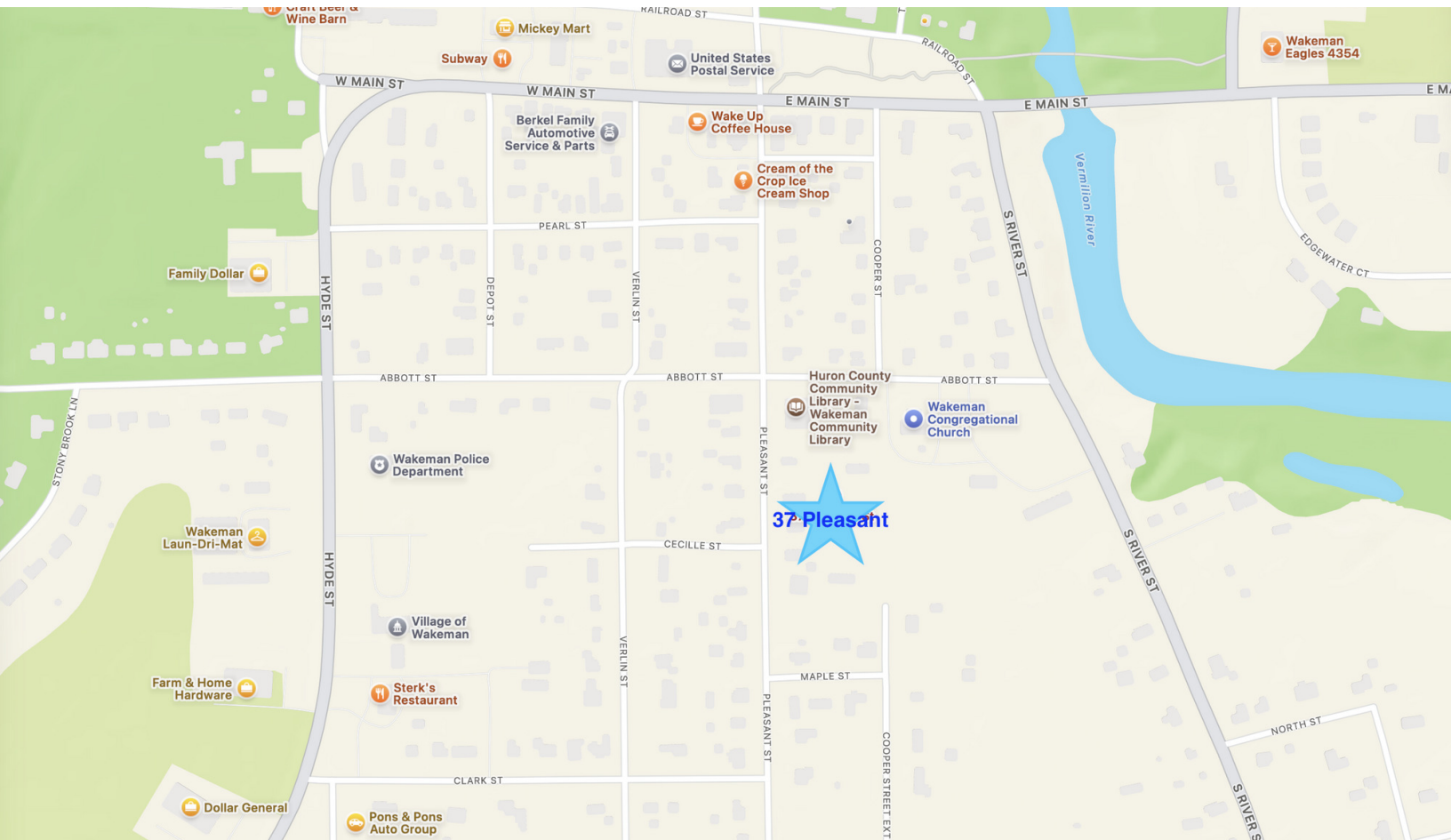
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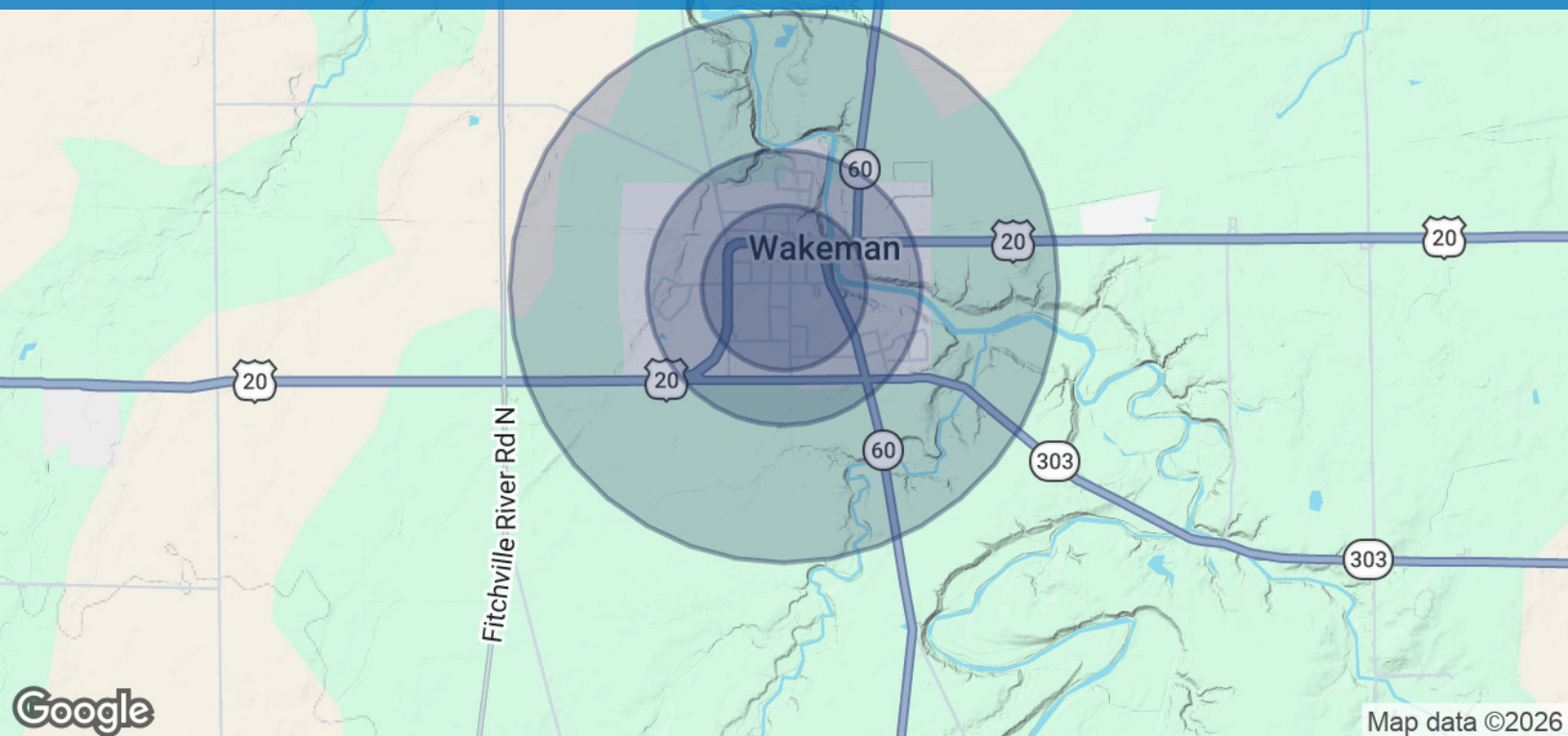
2 ADDITIONAL PHOTOS



3 LOCATION MAP



4 DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	524	900	1,223
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	220	376	506
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$100,224	\$100,159	\$100,067
Average House Value	\$204,180	\$212,208	\$223,520

2020 American Community Survey (ACS)