

POSSIBLE CAR LOT

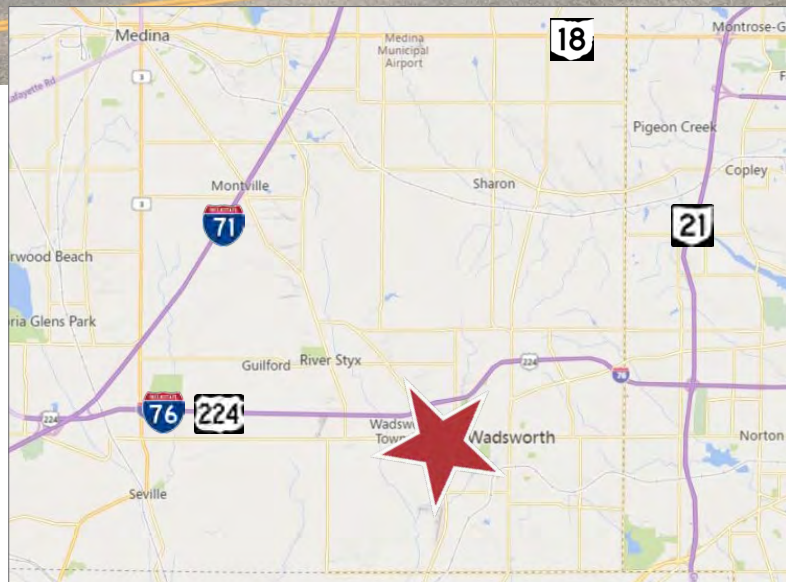
REDUCED PRICE!



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: \$430,000**
- Lease Rate: \$2,500/month



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FOR SALE
OR LEASE



LEASE DETAILS

- Lease Rate: \$2,500/month
- 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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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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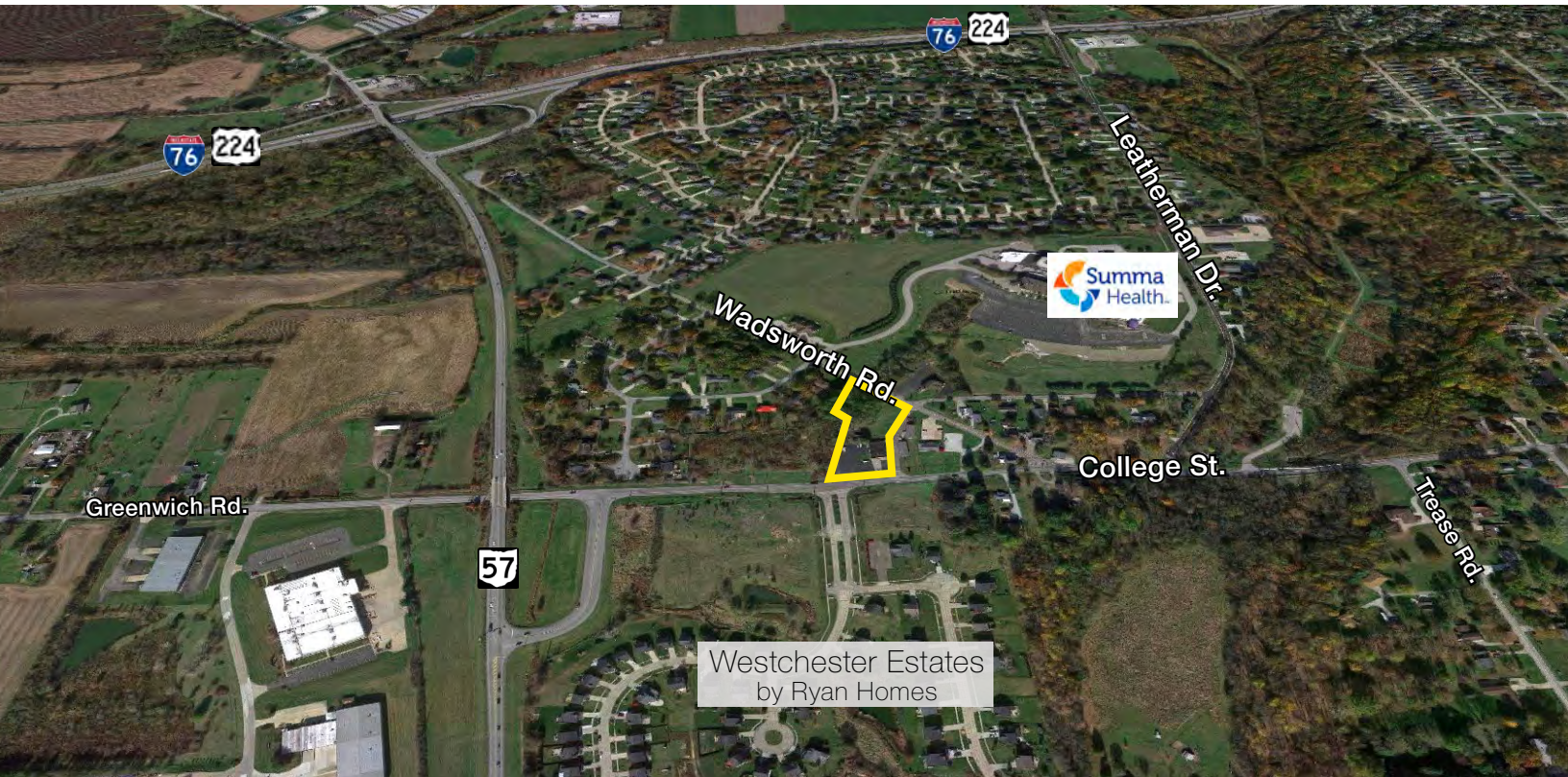
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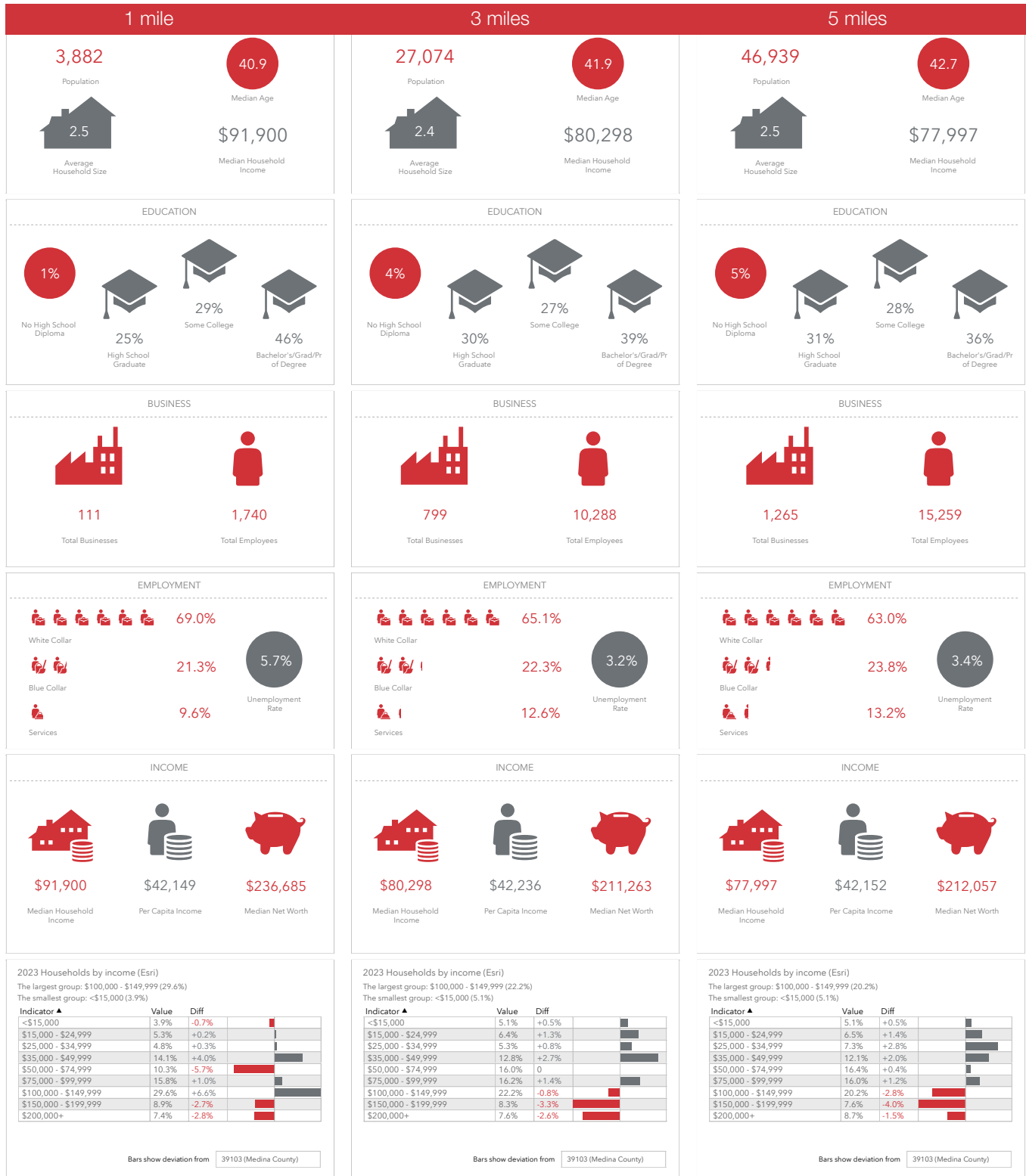
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REDUCED PRICE!

Pricing Details

SALE PRICE:	\$525,000 REDUCED PRICE: \$430,000
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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