

# 23204 Georgetown Rd, Homeworth, OH 44634

MLS#: **5057125**  
Status: **Active**  
Recent: **07/29/2024 : New Listing**

Prop Type: **Commercial Sale**  
Sub Type: **Mixed Use**

List Price: **\$119,900**  
DOM/CDOM: **9/9**



List Dt Rec: **07/29/2024**  
Lot #:   
Unit:   
County: **Columbiana**

List Date: **07/29/2024**  
Contg Dt:   
Pend Dt:   
Off Mkt Dt:   
Close Dt:   
Exp Dt: **01/29/2025**

Parcel ID: **TX 31-01394.000 31-00829.000 31-01892.000 31-00928.000 31-01888.000**

Twp: **Knox Twp**  
Subdiv:   
School Dist: **West Branch LSD - 5012**  
Yr Built: **0/Public Records**  
SqFt Total: **2,396**      \$/SqFt: **\$50.04**  
Map:

Directions: **Route 183/Route 153, Go east into Homeworth and property is on the N side of the St. 23204 South St/Georgetown Rd.**

## Legal/Taxes

Taxes: **\$1,620**      Tax Year: **2023**      Assessment: **No**      Homestead:   
Annual RE Tax:      Zoning:

## General Information

Approx Fin SqFt: **2,396/Auditors Website**      DriveIn Door Max Hgt:   
Office SqFt:      Lot Size (acre): **1.04**      Drive In Door Min Hgt:   
Residential SqFt:      Lot Size Source: **Auditors Website**

## Features

Basement: **Yes, Exterior Entry, Storage Space, Walk-Out Access**  
Fence:      Roof: **Membrane, Slate**  
Heating: **Forced Air, Gas**      Cooling: **None**  
Water: **Well**      Sewer: **Unknown**  
Remarks:

**The possibilities are endless. As you enter building at street level you enter a 60 X 30 ft room with an additional 28 X 16 area which this space could have many uses. The 2nd floor would make a great apartment with 2 bedrooms, kitchen, living area and bathroom with entrance from side of building. This building is sitting on just over an acre which gives access to Main Street. Public records indicate year built as 1945.**

## Agent/Broker Info

List Agent: **Kathy Murphy (C2003008169)**      List Office: **Cutler Real Estate (C3849)**   
Contact #: **330-495-7248**      Office Phone: **330-821-1113**  
LA Email: **kmurphy@cutlerhomes.com**      Office Fax: **330-821-9555**  
LA License #: **OH SAL.2003008169**      Brokerage Lic:   
Co List Agt: **Arden R Lingenhoel (C2015001307)**      Co List Off: **Cutler Real Estate (C3849)**  
Co License #: **OH BRKA.2015001307**      Brokerage Lic:   
Contact #: **330-323-6896**      Co LA Email: **alingenhoel@cutlercigroup.com**  
Attrib Cnt: **kmurphy@cutlerhomes.com 330-495-7248**  
Waived Agt: **No**

## 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: **Sanor Family Irrevocable Trust**      Owner Phone:      Owner Agent: **No**      Warranty:   
Listing Agreement: **Exclusive Right To Sell**      Listing Service: **Full Service**  
Listing Contract Date: **07/29/2024**      Expiration Date: **01/29/2025**      Purchase Contract Date:   
Possession: **Negotiable (Possession)**      Orig List Price: **\$119,900**  
Special Listing Conditions: **Standard**  
Buyer Agency Comp: **2.5 %**  
Other Comp: **None**  
Online Bidding: **No**  
Broker Remarks: **This could be a great opportunity for your buyers. It needs lots of TLC. No knowledge of Septic and well. This is being sold "AS IS"**

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

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