

AVAILABLE FOR SALE



APPLY  
BY

**KASCommercial**  
REAL ESTATE

100 FACTORY ST

LAGRANGE, OH 44050

BROKERED BY  
**exp**<sup>®</sup>  
COMMERCIAL

100 FACTORY ST, LAGRANGE, OH 44050

PROPERTY

# INFORMATION



**Type**                    **Mixed Use/Warehouse/Industrial**

**Price**                    **\$195,000**

**Year Built**            **1969**

**Zoning**                **R-2**

**Unit Mix**              **Main Floor/Warehouse: 4341 sq ft**  
**Second Floor/Apartment: 1135 sf ft**

**Total SF**             **5476 sq ft**

**Lot Size**              **0.33 acres**

**APN**                    **1500045105042**



# PROPERTY

# HIGHLIGHTS



## **VERSATILE MIXED-USE SPACE:**

5,476 sq ft property:  
4,341 sq ft warehouse /  
workshop/  
storage / warehouse &  
fully renovated  
3 bed, 1 bath, 1,135 sq ft  
apartment.  
Warehouse ceiling  
height: 8ft-16ft

## **FLEXIBLE WAREHOUSE OPTIONS:**

The main floor warehouse  
can be easily divided into  
three separate areas, each  
featuring 6-7 ft garage  
doors, or used as a  
cohesive workshop,  
warehouse, or storage  
facility.

## **MODERN APARTMENT:**

The second-floor  
apartment, fully  
renovated in 2018,  
offers contemporary  
finishes and  
soundproof walls, ideal  
for tenants, with a  
rental potential of  
\$1,100/month.

## **UPGRADED INFRASTRUCTURE:**

Key renovations include a  
new metal roof, upgraded  
plumbing and electrical  
systems, and separate gas  
& electrical metering for  
efficiency and  
convenience.

## **PRIME LOCATION WITH AMPLE PARKING:**

Located in the heart of  
LaGrange, this property  
offers easy access to local  
highways and Routes 301  
and 303, complemented by  
extensive parking available  
on both sides.

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# PROPERTY DESCRIPTION



Discover this 5,476 sq ft mixed-use property, ideal for work-live scenarios or business owners aiming to maximize income potential.

The main floor boasts a 4,341 sq ft warehouse currently operating as a cabinetry shop. This versatile space can be divided into three separate areas, each with garage doors, or maintained as one unified workshop, warehouse, or storage facility.

The second floor features a fully renovated 3-bedroom, 1-bathroom apartment spanning 1,135 sq ft. Fully renovated in 2018, this modern space can secure a rental rate of \$1,100/month. Key features include a new metal roof, upgraded plumbing and electrical systems, and separate utility metering. The property also offers ample parking with lots on both sides.

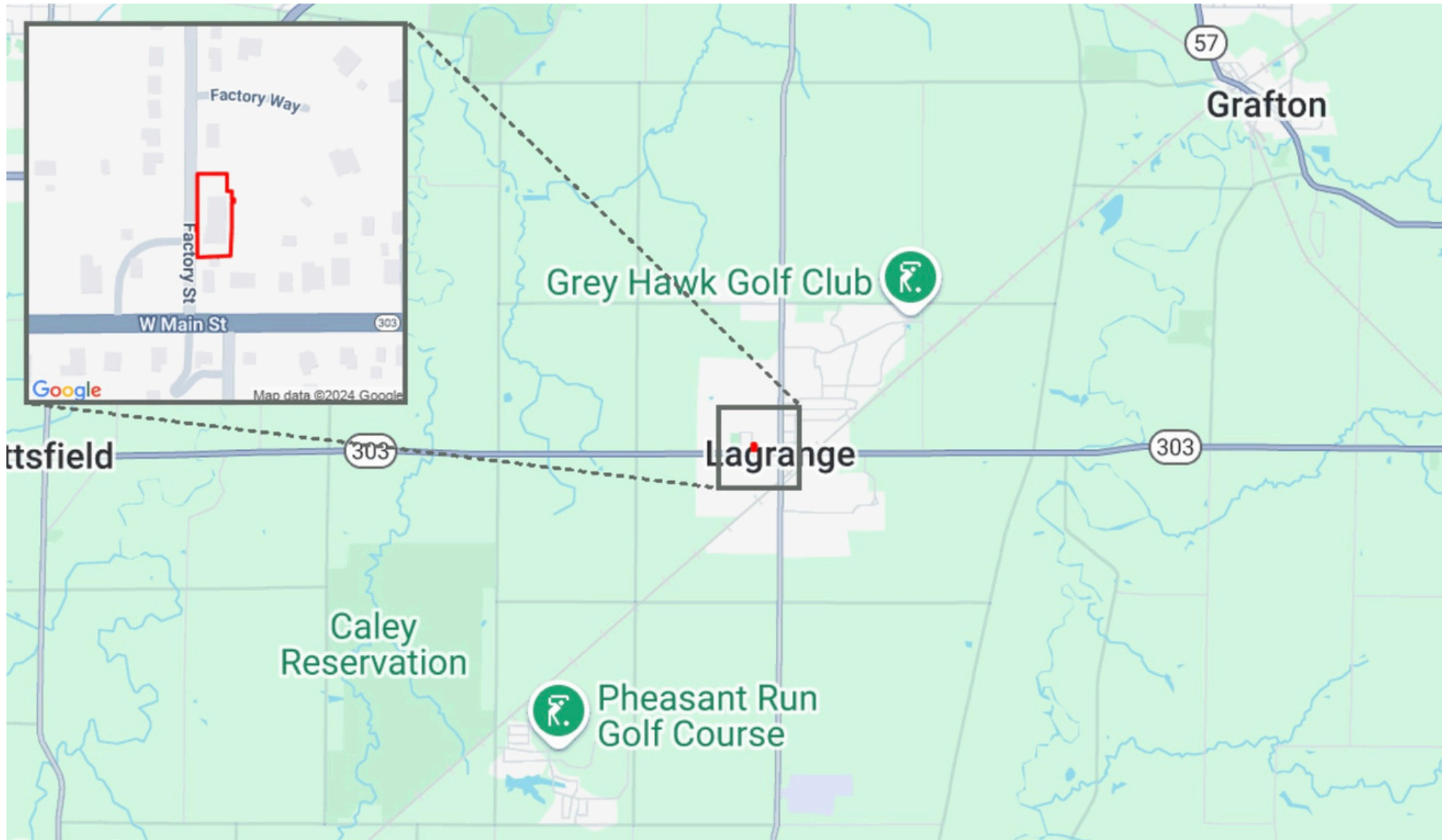
Situated in the heart of LaGrange, this property combines small-town charm with convenient access to local highways and Routes 301 and 303. It's the perfect location for small businesses looking to establish roots in a welcoming community.



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LOCATION

MAP



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# FLOOR PLAN

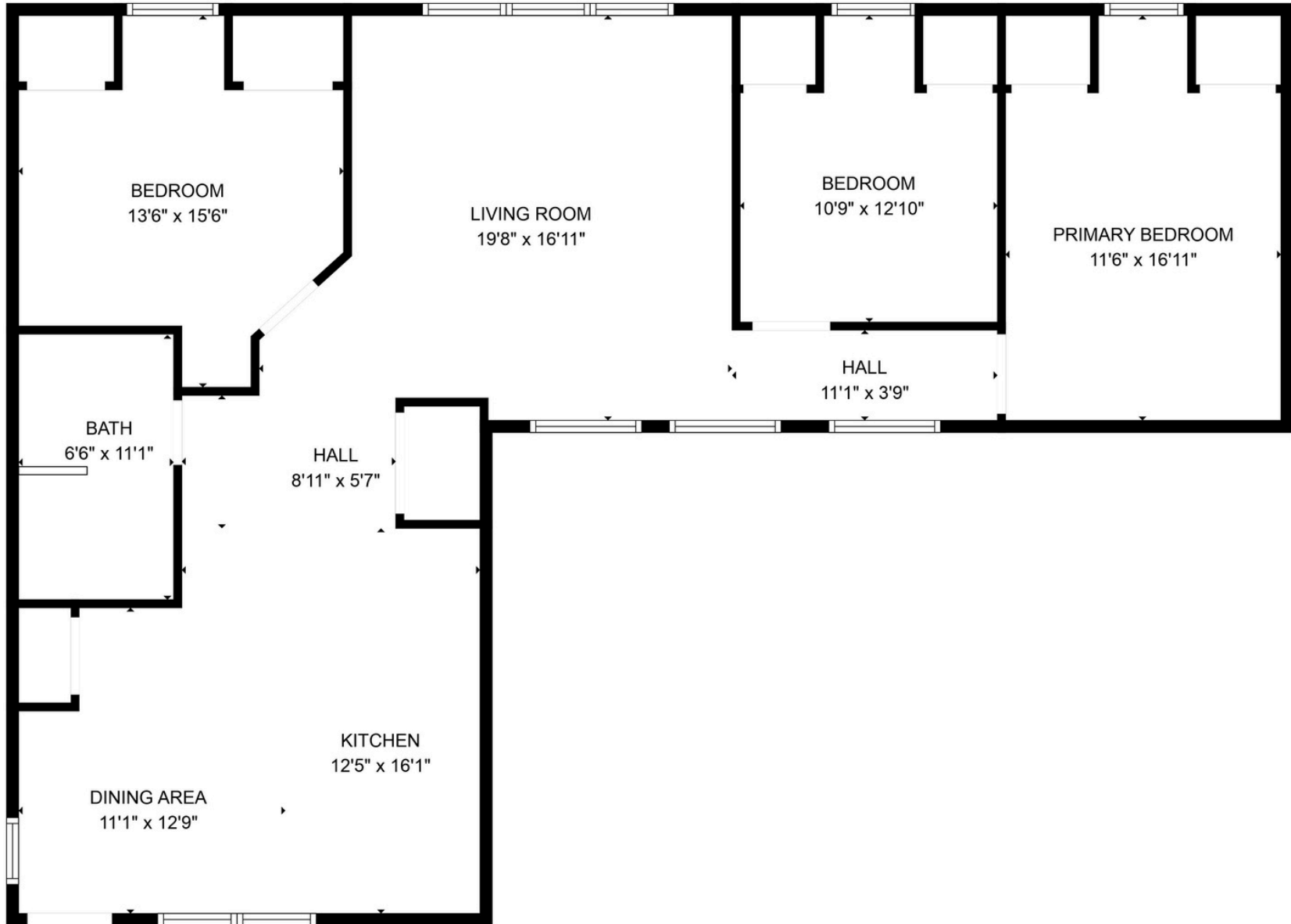
## MAIN FLOOR



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# FLOOR PLAN

## SECOND FLOOR



100 FACTORY ST, LAGRANGE, OH 44050







CONTACT ME

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