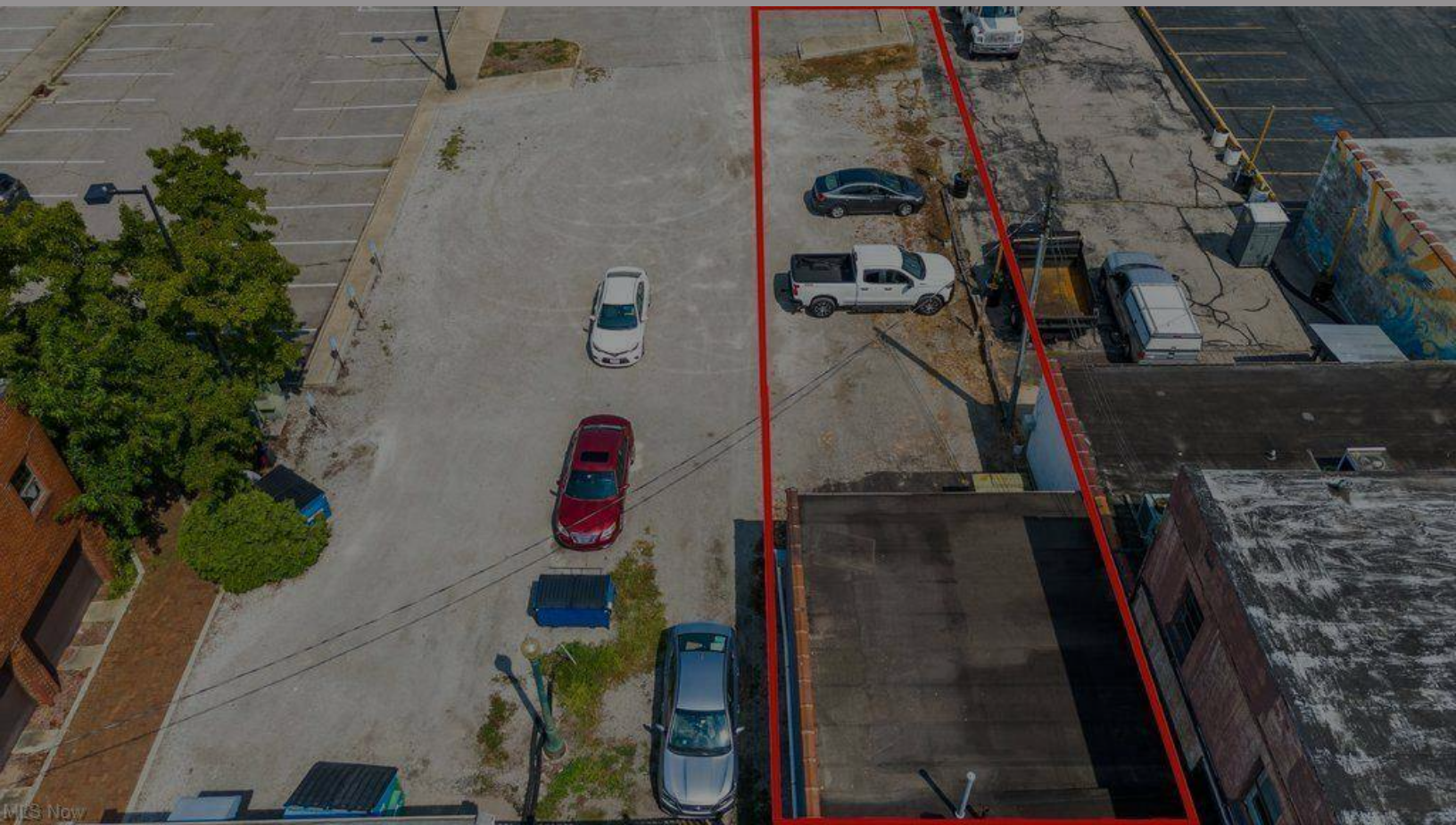


COMMERCIAL DIVISION

FOR SALE

731 BROADWAY STREET

Lorain, OH 44052



For More Information:

BERKSHIRE HATHAWAY COMMERCIAL DIVISION

Theresa Brannen

440-454-4450

Theresa@bhhspro.com



PROPERTY DESCRIPTION

Unlock the potential of this versatile retail or office space, strategically located in the vibrant heart of Downtown Lorain. This property offers a spacious storefront/showroom with a modern, updated façade that makes an excellent first impression. The interior boasts fresh paint & new LED lighting throughout, creating a clean and welcoming environment. Features include: Large Storefront/Showroom: Perfect for showcasing products or serving as a dynamic office space. Sizable Back Room: Ideal for use as an office, storage, or additional workspace. Two Restrooms: Conveniently situated for both staff and customer use with updated fixtures. Central Air and Gas Heat: Ensuring year-round comfort for your business operations. Rear Parking Lot: Accommodates approximately 20 vehicles, providing ample parking for employees and clients, with additional street parking out front. Prime Location: Situated in Downtown Lorain, offering high visibility and accessibility. This well-maintained property combines functionality with an appealing, updated aesthetic, making it a prime choice for businesses looking to thrive in a bustling downtown setting. Don't miss out on this exceptional opportunity!

OFFERING SUMMARY

Sale Price:	\$189,900
Lot Size:	0.11 Acres
Building Size:	2,375 SF
Parcel ID:	02-01-004-101-056

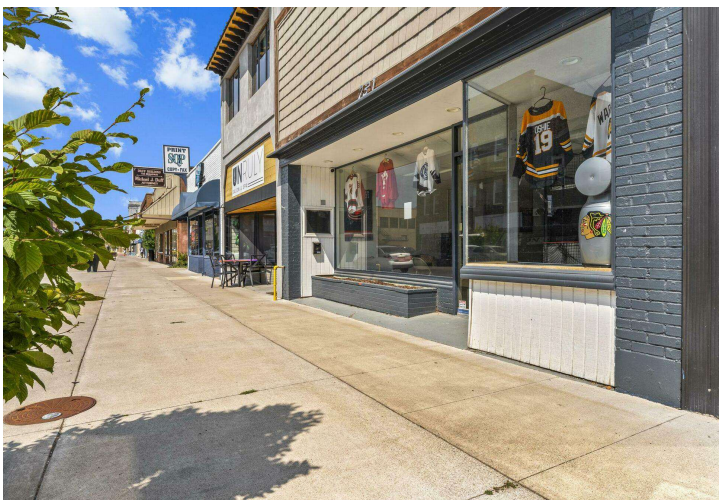
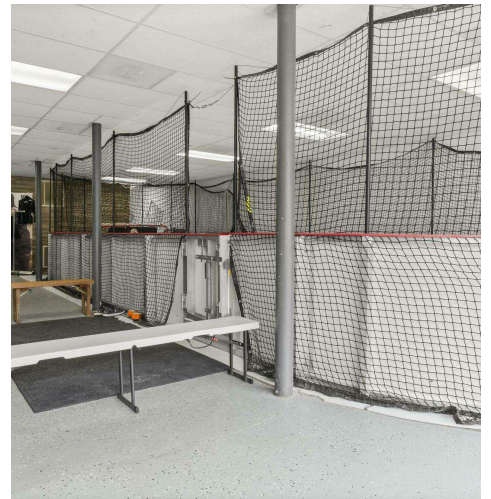
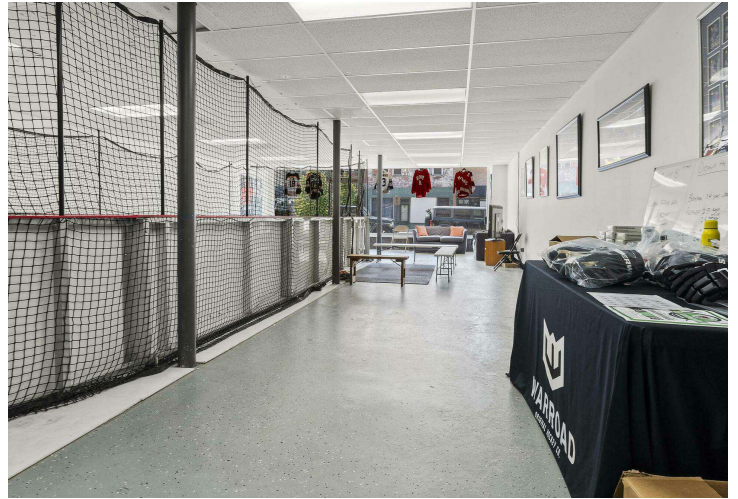
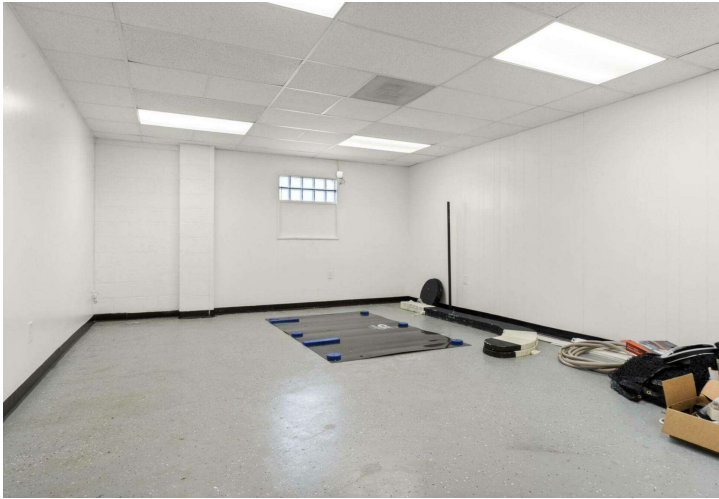
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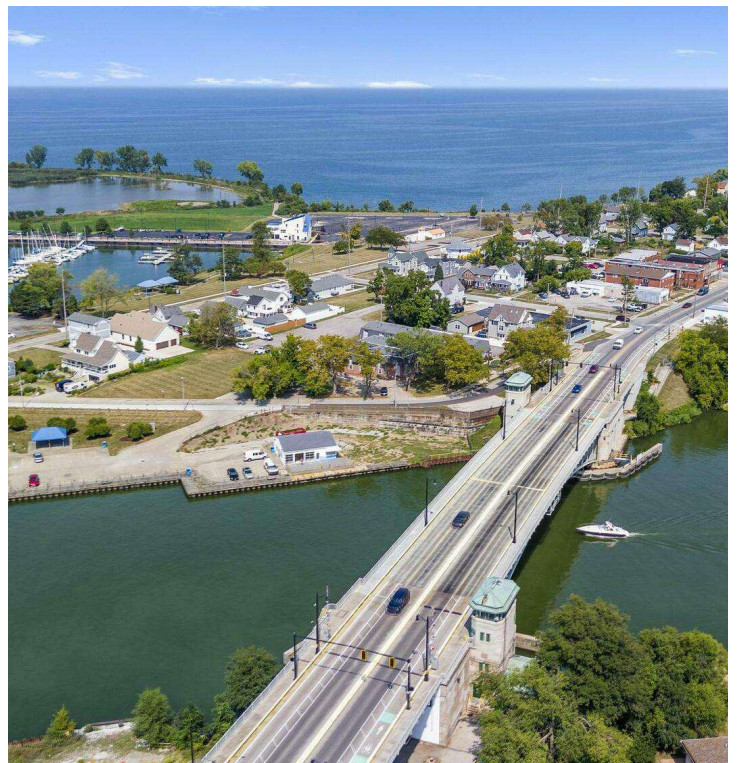
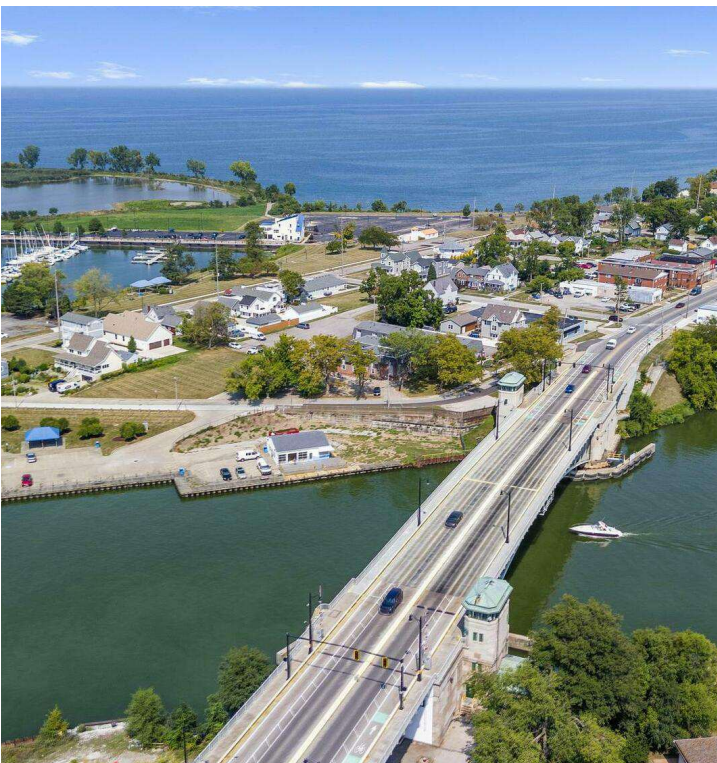
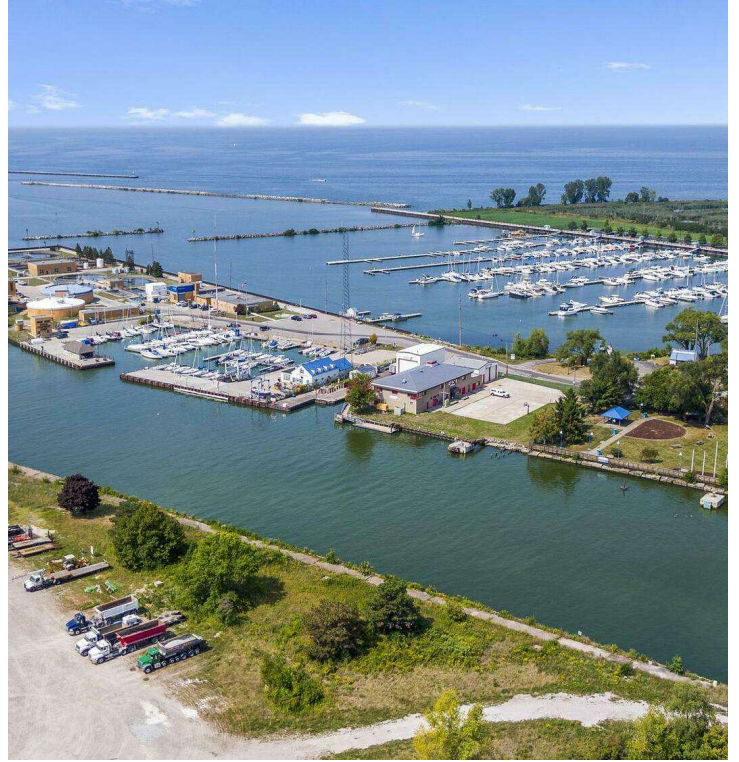
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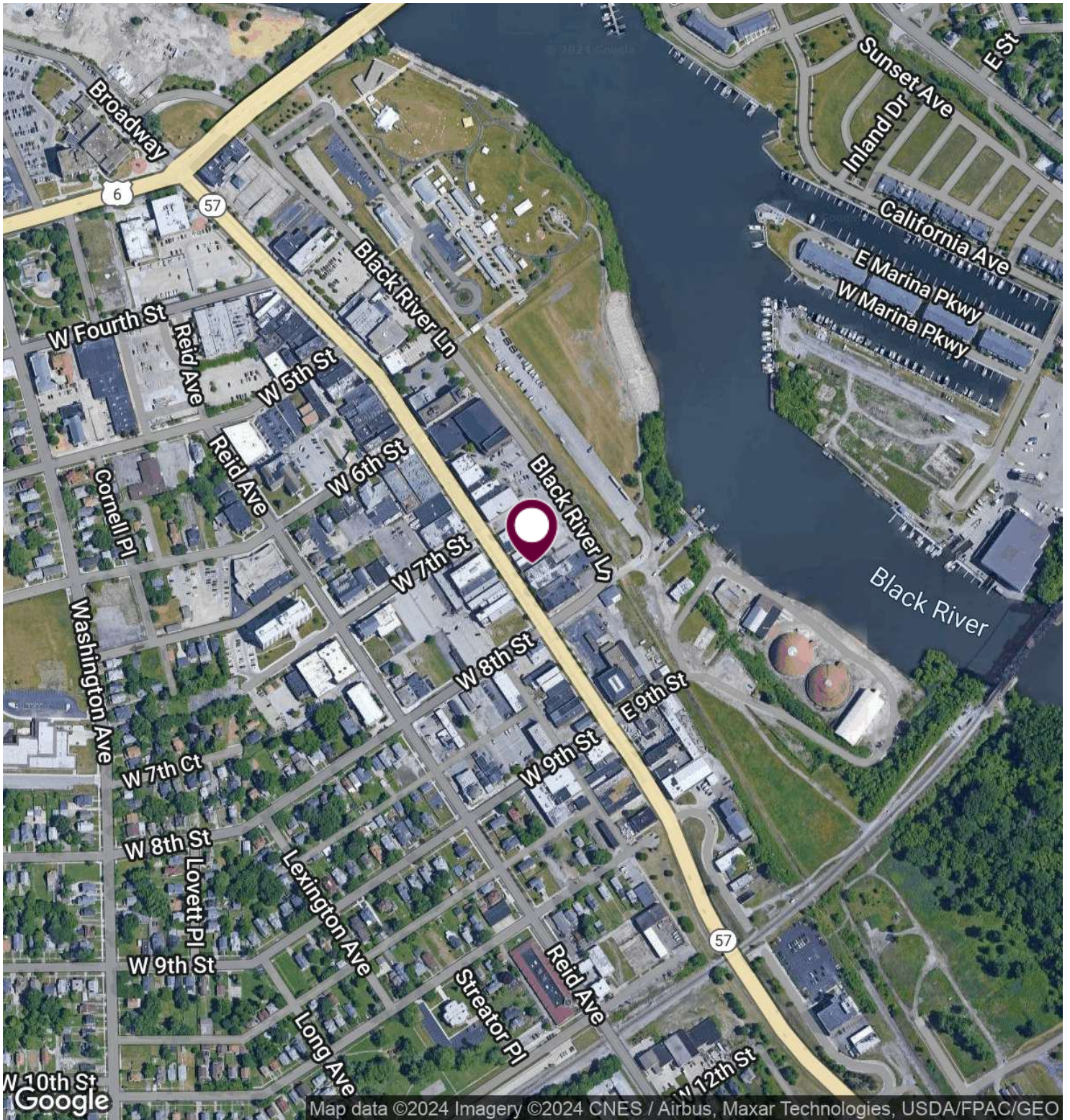
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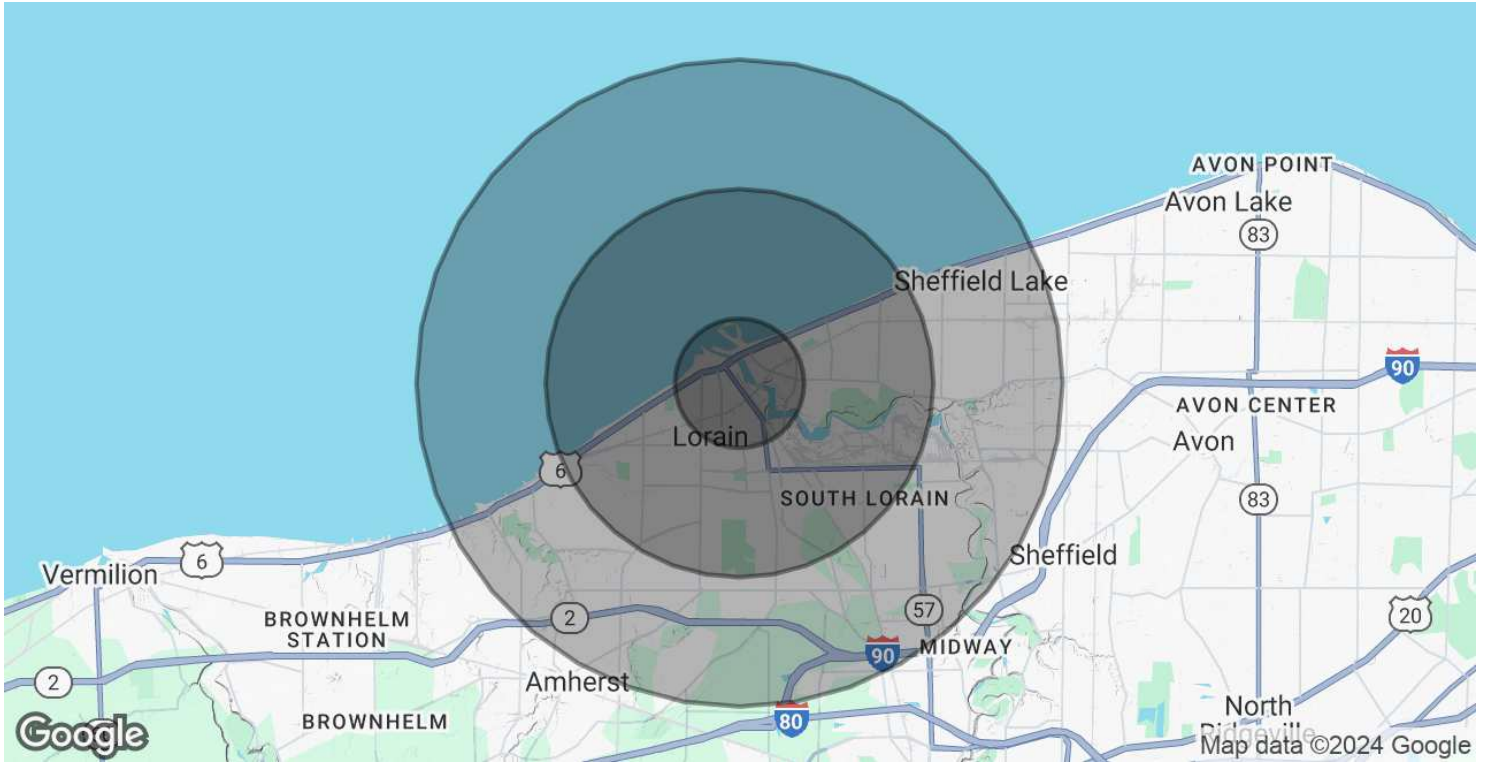
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,246	49,505	85,455
Average Age	39	40	41
Average Age (Male)	38	38	39
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,004	20,715	35,886
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$42,850	\$56,062	\$65,920
Average House Value	\$111,342	\$144,164	\$165,293

Demographics data derived from AlphaMap

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