

FREESTANDING AUTOMOTIVE DEALERSHIP FOR SALE



900 BROAD STREET
WADSWORTH, OH 44281
SALE PRICE: \$950,000



PROPERTY HIGHLIGHTS

- Available: 9,800 SF | Price per SF: \$96.93/SF
- Warehouse SF: 7,840 SF | Office SF: 1,960 SF | Acres: 3.40
- The Building Consists of 3 - 10' x 12' Drive-in Doors, 3 Floor Drains, Capacity for 7 Hydraulic Lifts, 4 Radiant Tube Heaters, and 12' Ceiling Clears
- Utilities: Water, Sewer, Electric and Gas on Site
- Frontage: ± 421 | Depth: ± 407
- Power: 3-Phase Power Available
- Great Visibility & Signage Available on Exterior of Building and Pylon
- Approximately 200 Parking Spaces with Land to Expand
- Zoning: C-3 Intensive Commercial District
- Annual Real Estate Taxes: \$8,897.08
- Lifts & Equipment Excluded from Sale
May be Negotiated Separately
- PLEASE DO NOT DISTURB BUSINESS & DRIVE ON LOT.
CONTACT LISTING AGENTS.



LISTING AGENTS

Tim Shalala

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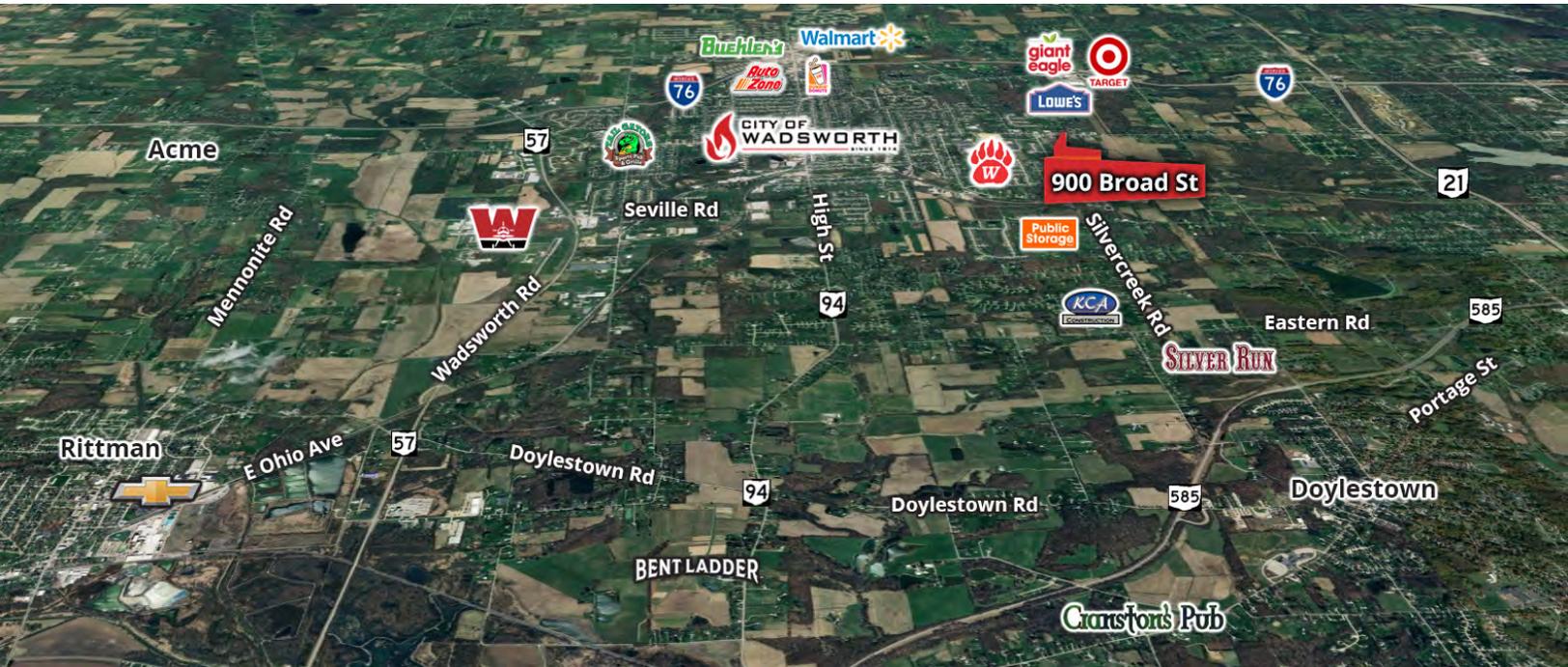
330.722.5002



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PROPERTY OVERVIEW

The property consists of 3 separate parcels totaling 3.40 acres and is zoned C-3 Intensive Commercial. The 9,800 SF commercial building is situated on approximately 421' of frontage, with lot depths ranging from 305' to 407', offering ample room for additional parking or future development. The front of the building includes a 1,960 SF showroom with a private office. The warehouse area features 2 private offices, a parts counter/cashier area, a storage room, 3 - 10' x 12' overhead doors, 3 floor drains, 7 hydraulic lifts, and 2 radiant tube heaters.

LOCATION OVERVIEW

900 Broad Street is located in south-eastern Medina County just 1.5 miles from Downtown Wadsworth. The property is located within the heavy commercial district of Wadsworth and experiences an average daily traffic count of 8,500 vehicles per day. The property is located approximately 2.5 miles from I-76/224 and approximately 4 miles from I-77.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	5,052	31,936	61,555
Total Units	2,175	13,806	26,899
Median Income	\$89,656	\$82,432	\$76,944

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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