

## Ridge N N Ridge Rd, Madison, OH 44057

MLS#: **5223401**  
Status: **Active**

Prop Type: **Land and Lots**  
Sub Type: **Commercial**

List Price: **\$400,000 (Auc)**  
DOM/CDOM: **30/30**



List Dt Rec: **07/01/2026**  
Lot #:   
Unit:   
County: **Lake**

List Date: **07/01/2026**  
Contg Dt:   
Pend Dt:   
Off Mkt Dt:   
Close Dt:   
Exp Dt:

### Supplements (1)

Parcel ID: **TX 01-B-126-0-00-005-0**  
Twp: **Madison Twp**  
Subdiv: **Madison 4**  
School Dist: **Madison LSD Lake- 4303**  
\$/Acre: **\$12,659.99**

Directions: **Located at the N.W corner of N. Ridge & Green Rd., with the majority of frontage on Green Rd.**

Land Lease: **No Monthly Lot Rent**

### Legal/Taxes

Taxes: **\$4,541** Tax Year: **2025** Assessment: **No** Homestead: **No**  
Legal: **LOT 12 TRACT 4**

### Features

Waterfront:   
# Lots: **1** Lot Dim:   
Association: **No** Front Feet: **/** Lot Sz Src: **Realist**  
Water: **Public** Lot Sz Acre: **31.60** Divisible:   
Parking: **None** Sewer: **Public**  
Lot Features: **Split Possible**  
Road Front: **County Road**  
Topography: **Level**  
Utilities Avail: **Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available**

Remarks: **Sealed bid reserve auction. The list price shown is the starting bid price at auction. The auction date (August 31 @ 3 PM) is the deadline for bids but an offer could be accepted at any time so submit your offer ASAP. This 31.59 acre (+/-) parcel is an amazing opportunity for a savvy investor or owner user. Zoned B-2 (& A-1) so it supports a wide range of commercial uses. Directly adjacent to Walmart, Circle K, Classic Clean Auto Wash, and Mary's Diner and surrounded by national tenants including: Aldi, Sheetz, Verizon and more. Over 16,500 VPD on N. Ridge Rd. and 9,900+ on Green Rd. assures a lot of eyes on your signage. User friendly buyer format lets you submit offers with contingencies, so let's make a deal now before someone else snags this gem. Utilities are available at the street.**

### Agent/Broker Info

List Agent: **Thomas F Seaman (2004000635)**   
Contact #: **216-469-7081** List Office: **Keller Williams Greater Metropolitan (2146)**   
LA Email: **tseaman@kw.com** Office Phone: **216-839-5500**  
LA License #: **OH SAL.2004000635** Office Fax: **216-839-5500**  
Attrib Cnt: **tseaman@kw.com, 216-469-7081** Brokerage Lic: **2002014655**  
Waived Agt: **No**

### Showing

Showing Contact: **440-686-0100** Type: **Showing Service**  
Showing Rqmts: **Showing Service, Use Showing Time Link**  
Showing Remarks: **Please register before walking parcel.**  
Show Address to Client: **Yes**  
Agent Safety: **Vacant**

### Distribution

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

### Listing/Contract Info

Owner Name:   
Listing Agreement: **Exclusive Right To Sell** Owner Phone:   
Listing Contract Date: **07/01/2026** Expiration Date:   
Possession: **Negotiable (Possession)** Owner Agent: **No** Warranty:   
Special Listing Conditions: **Auction** Listing Service: **Full Service**  
Online Bidding: **No** <https://www.thomasauction.us> Purchase Contract Date:   
Auct Date: **08/31/2026** Auct Time: **9:00AM-3:00PM** Orig List Price: **\$400,000**  
List Terms: **Cash, Conventional**  
Broker Remarks: **"Thomas Seaman", auctioneer. Signed attached 'Terms & Conditions' sheet must accompany all offers. Proof of funds or pre-approval required with all offers.**

Prepared By: Thomas F. Seaman Information is Believed To Be Accurate But Not Guaranteed Date Printed: 07/31/2026 11:56 AM  
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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**Commercial** Acres: **31.60** **\$400,000**



Mostly level and mostly cleared parcel.



Aerial view of configuration.



Aerial view of configuration.



Mostly level and mostly cleared parcel.

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