



FOR SALE  
4599 ABBEYVILLE ROAD  
MEDINA, OH 44256  
**SALE PRICE: \$750,000**

**PRICE  
REDUCTION**



## PROPERTY HIGHLIGHTS

- Total Available: 7,532 SF | 4.34 AC with room to develop further
- Price per SF: \$99/SF
- \$275,000 (\$223/SF) - 1,232 SF 2 bed/2 bath home newly built in 2023 - appliances may be included in the sale \*Buckeye Local School District\*
- \$475,000 (\$75/SF) - 6,300 SF pole barn/shop built in 2003: 3 - 12' x 12' drive-in doors, office, kitchenette, and restroom
- Brand NEW septic system | public water | FREE natural gas well
- Zoning: York Township (I-1 Industrial District)
- Highway Access: located 3 miles from I-71
- Annual Real Estate Taxes: \$5,848.00

## Permitted Uses Include

**Business Services, Contractor Yards, Hardware/Building Supply Stores, Lumber Yards, Light Manufacturing/Fabrication and Assembly, Garden Centers, Offices, Printing Services, Vehicle, Machinery or Equipment Sales, Rentals, Service and Repair, Warehousing and Storage, Wholesale Operations**

### LISTING AGENTS

**Vinnie Ciulla**

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**Troy Gerspacher, CCIM, SIOR**

troy@gerspachergroup.com

**330.722.5002**





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**PROPERTY OVERVIEW**

This is a rare opportunity to own industrial property in Medina, where you can operate your business and live in a newly built home. The property includes a new 1,232 SF, 2 bed/2 bath home built in 2023, offered at \$275,000 (\$223/SF), well-suited for an office conversion or as a rental. The 6,300 SF pole barn/shop built in 2003, offered at \$475,000 (\$75/SF), including finished garage space with 16' ceiling clears, an office, kitchenette, loft, restroom, and three 12' x 12' drive-in doors, with a rear section providing storage with 18' ceiling clears. The property includes a brand-new septic system, is tied into public water, and has access to a natural gas well providing gas at little to no cost. Priced at \$99/SF and zoned I-1 Industrial in York Township, this is a rare and attractive opportunity ideal for trades, service providers, auto repair/detailing, contractors, landscapers, light manufacturers, or small industrial users looking to establish their business in Medina County. You can live where you work with great schools (Buckeye Local School District) or operate your business with the potential for immediate passive rental income.

**LOCATION OVERVIEW**

Conveniently located just 3 miles from I-71, the site is easily accessible via the OH-3 & Weymouth Road interchange.

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

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



NEW HOME WITH POLE BARN - ZONED INDUSTRIAL IN MEDINA



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Back of House



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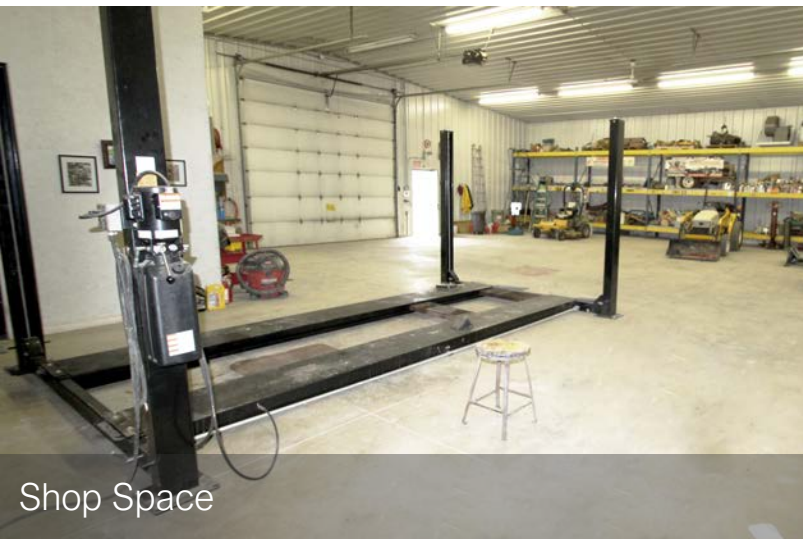
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Warehouse



12' x 12' Drive-in Door



Shop Space



Shop Space



Warehouse



Warehouse

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