

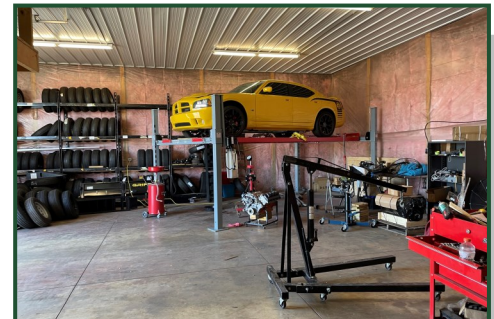
FOR SALE



NEGOTIABLE

504 S Fontaine Street Kenton, OH 43326

- Total of +/- 3,500 Sq. Ft.
- Former trailer sales facility
- Newer construction on +/- 0.8 acre lot.
- Located on high traffic route 68.
- Fully insulated garage with 12' drive-in door.
- Retail showroom.
- Private office.



[Click Here for Video](#)

BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
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PHONE: 614-559-3350 EX 117
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full**Commercial-Multiple Use**

List Number: 224003796

Status: Active
Listing Service:
Original List Price: \$329,000

List Price: \$329,000
List Price Sqft: \$94
VT:
Parcel #: 070042.000**Previous Use:** Trailer Sales**Use Code:****Tax District:** 06**Zoning:** Commerical**For Sale:** Yes**For Lease:** No**Exchange:** No**Occupancy Rate:****Mortgage Balance:****Gross Income:** 0**Assoc/Condo Fee:****Total Op Expenses:** 0**Addl Acc Cond:** None Known**NOI:** 0**Tax Abatement:** No**Abatement End Date:****Tax Incentive:****Taxes (Yrly):****Tax Year:****Possession:****Assessment:****General Information**
Address: 504 Fontaine Street
Between Street: W Espy Street & W Rail Road Street
Complex:
Dist To Interchange:
Unit/Suite #:
City: Kenton
County: [Hardin](#)
Mult Parcels/Sch Dis: Yes

Zip Code: 43326
Corp Limit: Kenton
Township: None
Near Interchange:
Tax District: 06**Building Information**
Total SqFt Available: 3,500
Bldg Sq Ft: 3,500
Floors AboveGround: 1
of Docks: 0
Year Built:
Traffic CountPerDay:
Minimum Sqft Avail: 3,500
Acreage: 0.8
Units:
Drive-In Doors: 1
Year Remodeled:
Ceiling Height Ft:
Max Cont Sqft Avail: 3,500
Lot Size:
Parking Ratio/1000:
Total Parking:
Bay Size:

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials
Lease Rate \$/Sq Ft: 0
Expenses Paid by L:
T Reimburses L: Curr Yr Est \$/SF TRL: 0
T Contracts Directly:
Curr Yr Est \$/SF TRL: 0
Curr Yr Est \$/SF LL:
Term Desired:
Will LL Remodel:
Finish Allow/SQFT \$:
Pass Exp Over BaseYr:
Exp Stop \$:
Features
Heat Fuel:
Heat Type:
Electric:
Services Available:
Construction:
Sprinkler:
Mult Use:
New Financing:
Sewer:
Electric:
Misc Int & Ext Info:

MLS Primary PhotoSrc: Realtor Provided
Property Description

· Total of +/- 3,500 Sq. Ft. · Former trailer sales facility · Newer construction on +/- 0.8 acre lot. · Located on high traffic route 68. · Fully insulated garage with 12' drive-in door. · Retail showroom. · Private office. · Plenty of lot parking on all sides. · 220 Volt electric.

Sold Info
Sold Date: **DOM:** 1 **SP:**
Conccsns: **Sold Non-MLS:** No
Concession Comments: **SrAst:**
Sold Non-MLS: No

February 09, 2024

Prepared by: Randy J Best

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2024 [MLS](#) and [FBS](#). Prepared by Randy J Best on Friday, February 09, 2024 4:30 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

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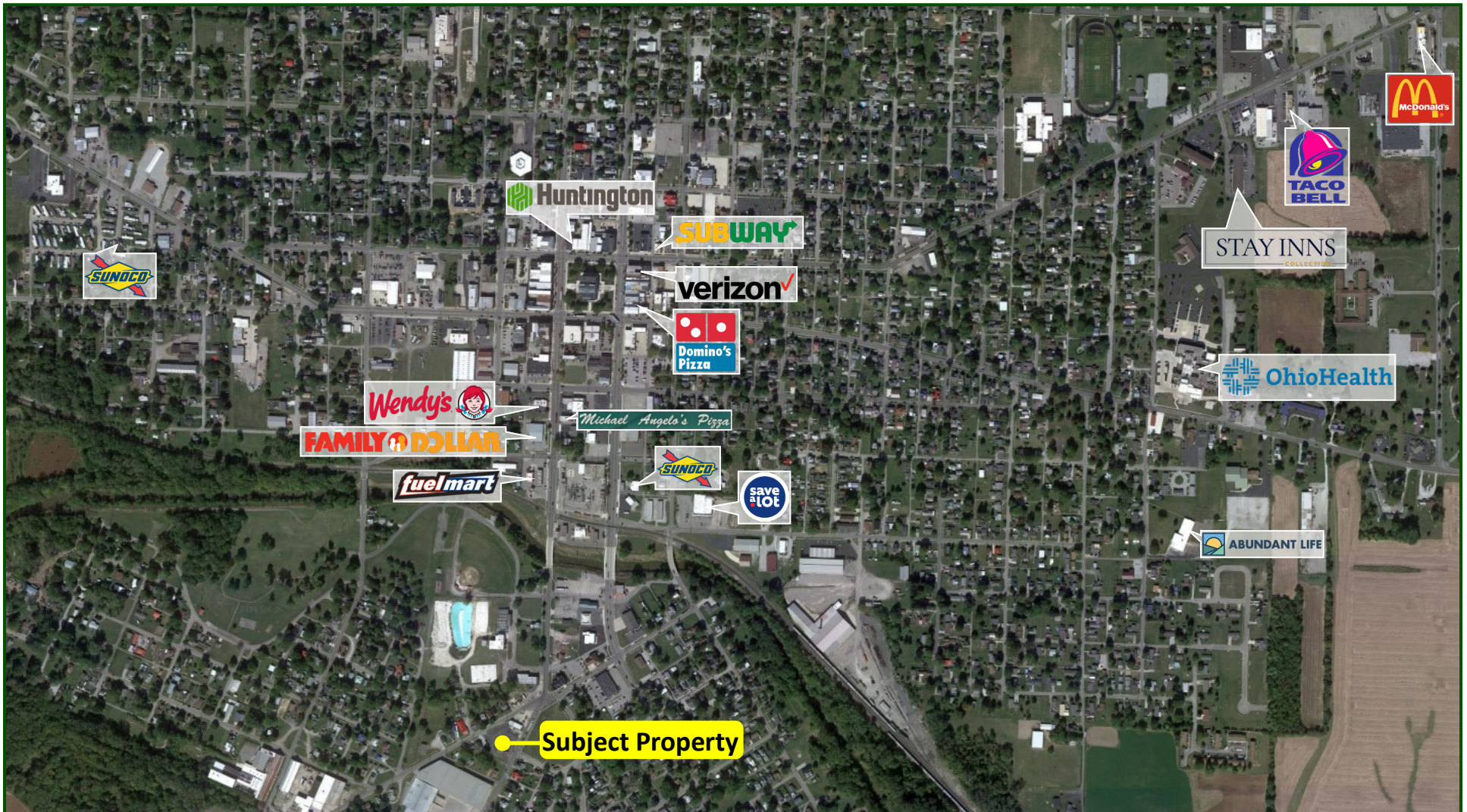


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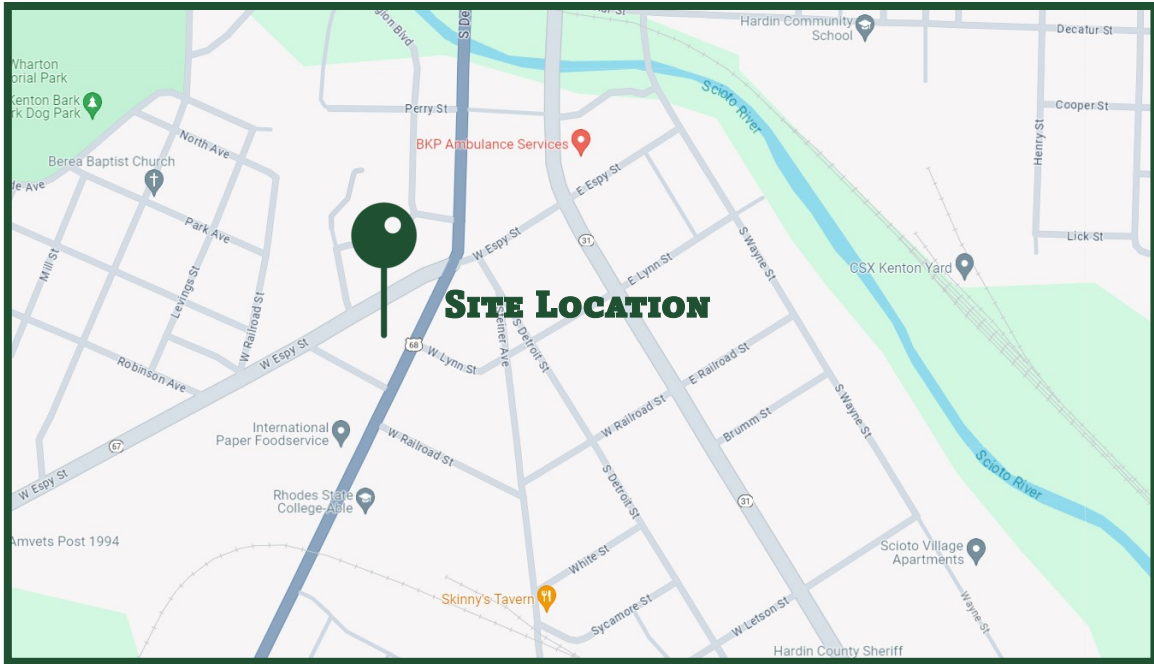
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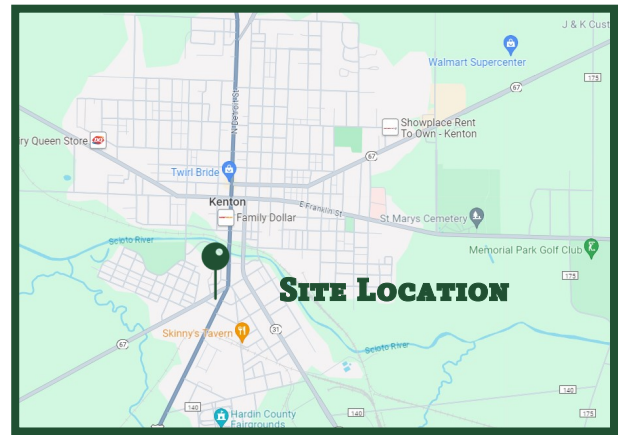


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NEARBY TRAFFIC COUNT

Street	Avg Daily Volume
S FONTAINE ST - CHAMPION CT	5,711
W ESPY ST - S DETROIT ST	2,720
S DETORIT ST - W WALNUT ST	5,229



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	4,070	9,156	9,832
Households (2020) 	2,933	4,969	6,153
Avg Household Income (2020) 	\$41,307	\$44,476	\$48,264

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