

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

4637 W Prospect St

Mantua, OH 44255

Exclusively Represented By:

Wesley Purvis

Broker

216 245 5478

wes@purvisre.com

RETAIL SPACE FOR SALE

4637 W Prospect St

Mantua, OH 44255

FOR SALE

Executive Summary



Offering Summary

Price	\$589,000
GSF	4,710 SF
Year Built	1945

Property Overview

Mixed-use commercial property in the heart of Mantua Village. Total of 4,710 SF on 0.339 acres. First floor features 2,355 SF of commercial/retail space. Upstairs is a 3-bedroom residential unit currently rented month-to-month at \$1,200/month. Detached 2-car garage and full basement offer additional utility and storage. Extensive renovations throughout: updated plumbing, electrical, siding, windows, and interior finishes. Built in the 1940s and substantially improved with over \$200,000 in upgrades by current ownership. Real estate only is for sale — business is not included. Ideal opportunity for an owner-occupant or investor looking for income-producing space with commercial visibility and residential flexibility in the revitalizing of downtown Mantua.

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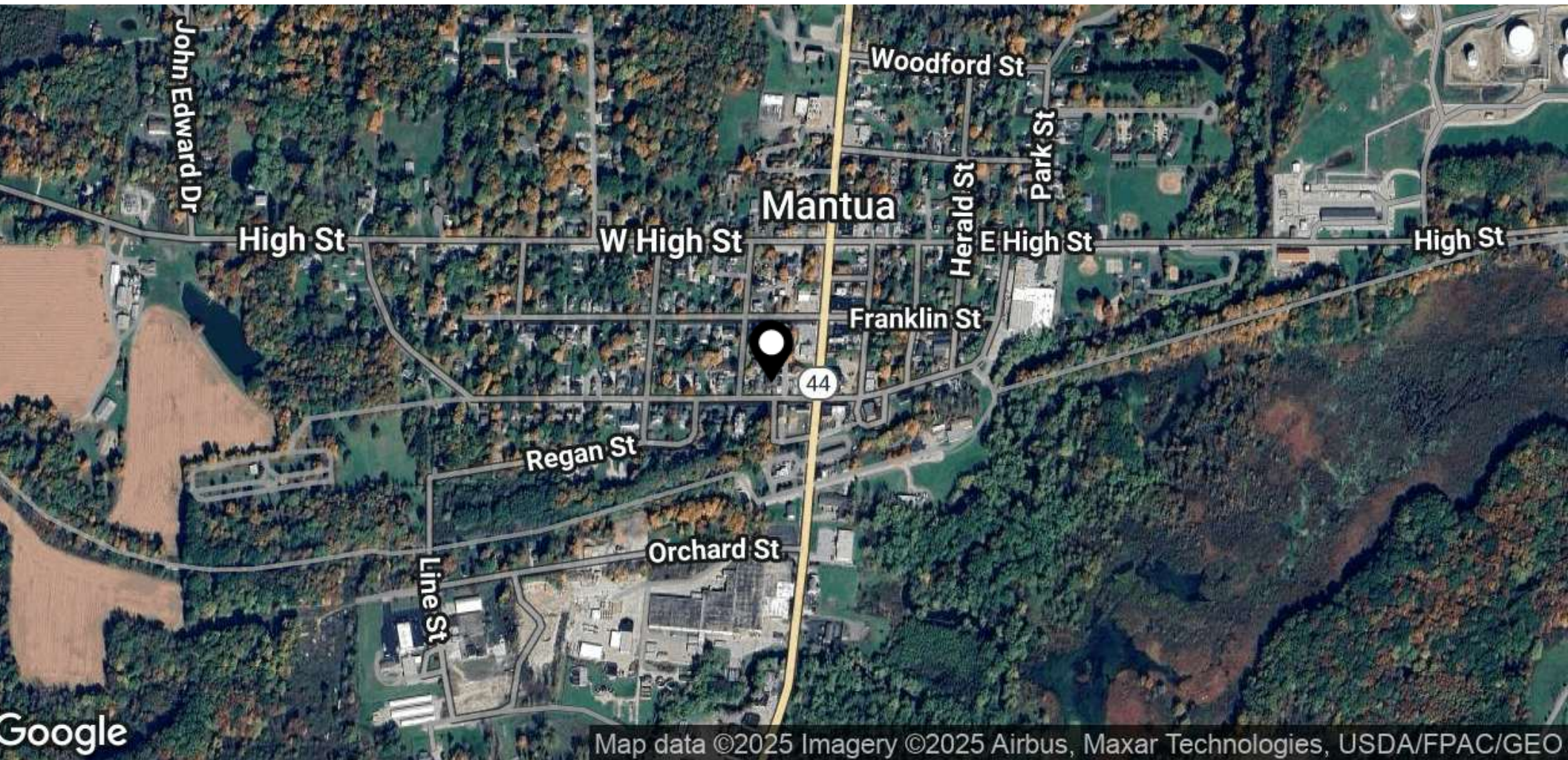
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Location Map



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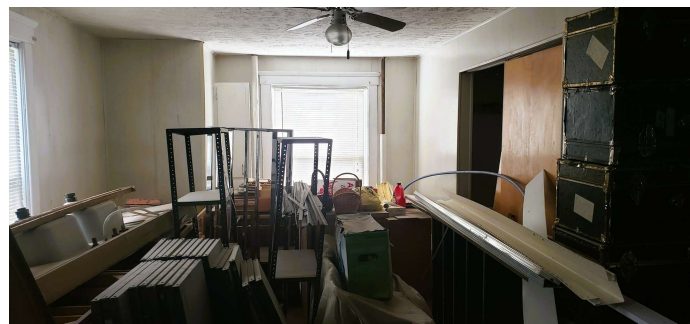
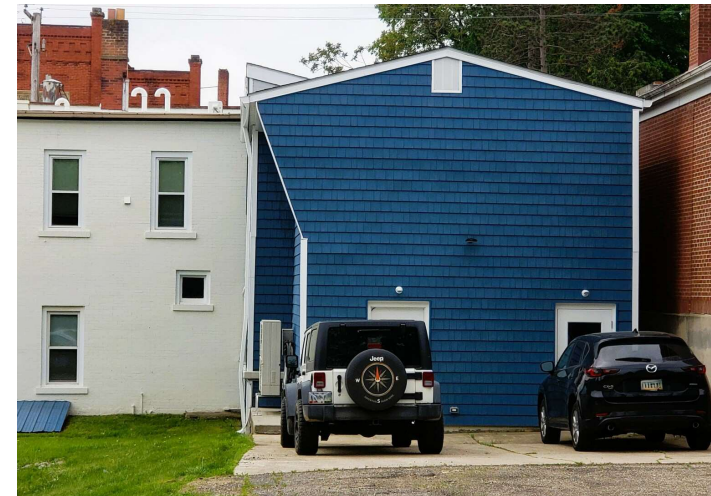
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Additional Photos



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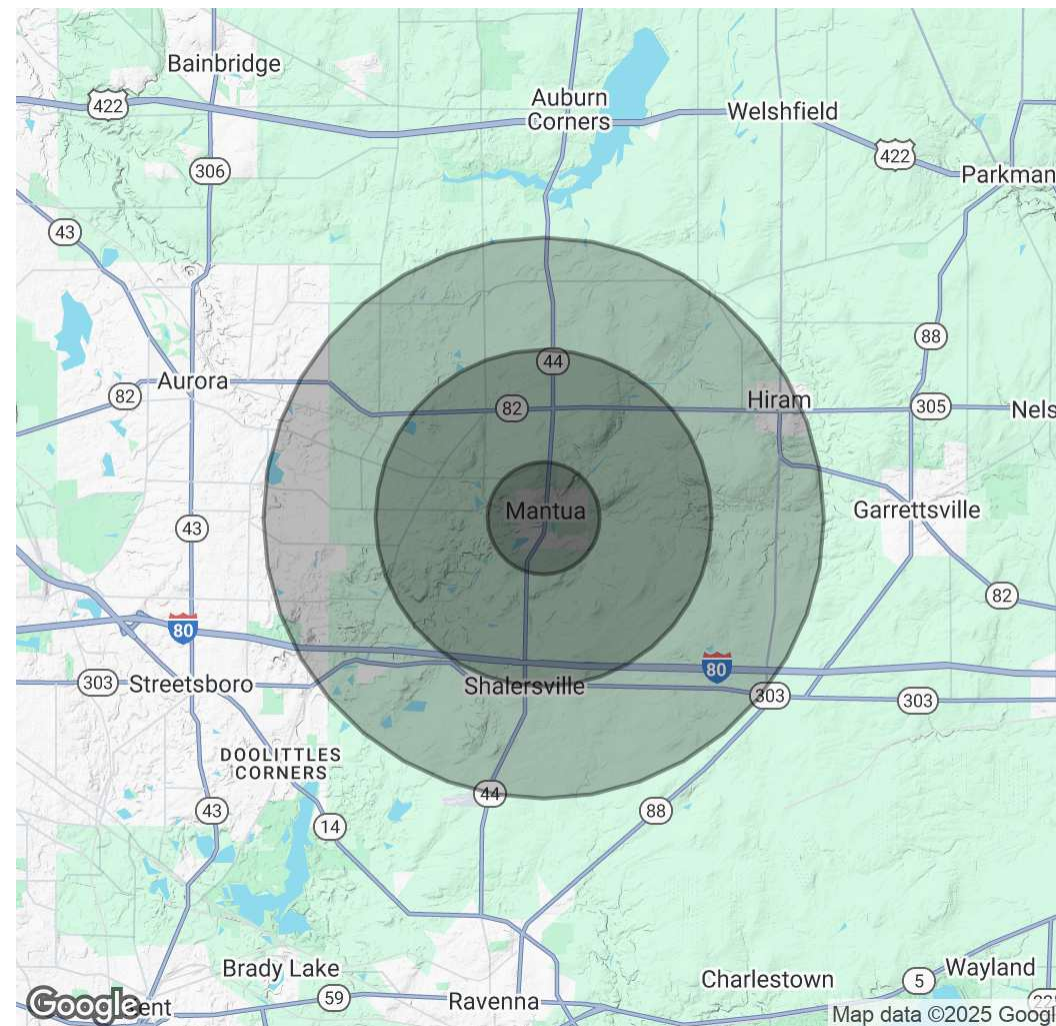
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	1,370	4,747	14,428
Average Age	45	45	44
Average Age (Male)	45	45	44
Average Age (Female)	46	45	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	600	1,968	5,753
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$93,615	\$103,780	\$107,637
Average House Value	\$281,175	\$334,715	\$324,855

Demographics data derived from AlphaMap



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