

Cross Property Client Full

Investment Property



MLS#: **18865** Status: **ACT**
 Address: **17689 ROUTE 8 Route**
 City: **Union City** Zip: **16438**
 Municipality: **Union Township**
 Ap LotSz: **0x0**
 Co Index: **43-019-052.0-012.01**
 Co Index 2:

Area: **17**
 Unit Tot: **1**
 Acreage: **10.97**
 Zoning: **A-1**
 L/Price: **\$179,000.00**
 O/Price: **\$179,000.00**
 Type: **STRFRNT**
 DOM: **1**
 Zoning 2:

GENERAL INFORMATION

Total SF: **960/ASSESS** Style: **1 Story** Yr Built: **2007/ACTUAL**
 Office SF: **960** Roof: **ASPHALT** #Pkg/Surf: **15**
 Occupancy: Construc: **FRAME** #Elevators:
 Garage: **0** Off Str Prk:
 Audio/Video Rcrd Device on Premise: **Yes**

Recent: **10/30/25 : NEW**

1-4 UNITS

#Rm	#Bds	FB/HB	Rent	SqFt	Status	Features	Elec	Heat	Swr	Wtr	Grbg
1: 1	0	1.000	\$0	960	OCCUPY						

Rmks: **Discover 10.97 acres of prime property featuring a fully operational, turnkey driving range business. This rare offering includes the real estate, equipment, and inventory, providing immediate income potential. The property boasts an expansive range, and ample parking—perfectly positioned for continued growth or future development. Ideal for entrepreneurs, investors, or golf enthusiasts seeking a ready-to-run operation with proven appeal. Don't miss this exceptional chance to own a unique recreation and business asset in a desirable Union City location.**

Recording Device Desc: **Security Cameras**

Dir: **Right next to the Union City Driving Range**

UTILITIES

Heat: **NONE** Water: **WELL** A/C: **NONE**
 Fuel: **ELECTRC** Sewer: **SEPTIC** H/Wtr:

ANNUAL INCOME

Gross Rental: **\$0** Operating Data: **Actual** Total Expense: **\$3,007**
 Other Income: **\$30,000** Total GOI: **\$30,000** Net Op Income: **\$26,993**

ANNUAL EXPENSES

Electric: **\$600** RE Tax/Yr: **\$1,477** Acct/Legal:
 Gas: **0** Insurance: **\$930** Adv/Permits:
 Wtr/Swr: **\$0** Management: Supplies:
 Rep/Maint: Lease Comm: Misc/Other:

FINANCIAL INFORMATION

Assessed Value

Deposit: **\$2,500** County/Yr: **\$477 / 2025** Land: **\$30,000**
 School/Yr: **\$863 / 2025** Imprv: **\$42,100**
 City Twp/Yr: **\$173 / 2025** Totl: **\$72,100**
 Total Taxes: **\$1,513** Sellers Disclosure: **Y**
 Transfer Tax: **Split**

Chris Bowes

10/30/2025 11:10:35 AM