

## HOUSE/BAR & LAND



### ABOUT THE PROPERTIES

**FOR SALE \$800,000**

#### RESIDENTIAL PROPERTY – 4516 LAKE ROAD

- SPLIT-LEVEL SITUATED ON MULTIPLE LOTS
- 3 BEDROOMS / 1.5 BATHROOMS
- NEWER WINDOWS AND ROOF
- UPDATED INTERIOR
- FINISHED LOWER LEVEL
- 3-SEASON ROOM OFF THE BACK
- 6-CAR GARAGE WITH ELECTRIC
- AMPLE OUTDOOR SPACE
- LOCATED WITHIN MEZPAH BEACH ASSOCIATION

- INCLUDES ACCESS TO A LARGE PRIVATE BEACH
- SMALL MEMBERSHIP FEE REQUIRED

#### BAR / TAVERN PROPERTY– 4540 LAKE ROAD

- TURN-KEY OPERATION
- FULL FUNCTIONAL COMMERCIAL KITCHEN
- EQUIPMENT INCLUDES:
  - LARGE ELECTRIC SMOKER
  - 36" GRIDDLE
  - DOUBLE-BASKET DEEP FRYER
  - PIZZA OVEN
- BUILDING SITS ON MULTIPLE LOTS
- IDEAL FOR OUTDOOR BAR, VOLLEYBALL
- EXISTING DECK & PATIO W/ LAKE VIEWS
- AMPLE ON-SITE PARKING
- NEWLY RENOVATED APARTMENT UPSTAIRS

OHIO LOTTERY APPROVED: KENO, SCRATCH-OFFS, PULL TABS  
APPLIED FOR AND PENDING



**GARY PESCATRICE**

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**RESIDENTIAL PROPERTY – 4516 LAKE ROAD**



**IMAGE COMING SOON**

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**BAR / TAVERN PROPERTY- 4540 LAKE ROAD**



**Bar/Tavern: Income**

- Newly renovated 3-bedroom apartment UP
- Currently rented for \$1,000 per month



# LAKE ROAD ADDITIONAL PARCELS



# PARCELS BREAKDOWN



## Location & Development Highlights

- Located in an up-and-coming area
- Millions invested in surrounding new projects
- Properties sit along the city's new "Connectivity Path"
- Planned new Field House / community sports complex to the east of the bar



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