

4999-5035 Center, Brunswick, OH 44212

MIS# · 5007412 Prop Type:Land and Lots Sub Type: **Residential** Status: Active

List Price: **\$1,250,000** DOM/CDOM: 10/10

Recent: 12/18/2023: New Listing

List Dt Rec: 12/18/2023 List Date: 12/18/2023

Lot #: Contg Dt: Unit: Pend Dt: County: Medina Off Mkt Dt:

Close Dt:

Exp Dt: 06/18/2024

Parcel ID: TX <u>001-02A-30-006</u> <u>001-02A-30-007</u> <u>001-02A-30-008</u> <u>001-02A-</u> 30-009 001-02A-30-011

Brunswick Twp:

Brunswick Hills 01 Subdiv: School Dist: **Brunswick CSD - 5202**

\$/Acre: \$115,420.13

Directions: On Center Rd (SR 303) West of Pearl Rd (SR 42). Between Marks Rd and Substation.

Land Lease: No Monthly Lot Rent

Legal/Taxes

2022 \$13,209 Tax Year: Assessment: No Homestead: Taxes:

Legal: TR 1 LOT 12 MID PT .590A

Features

Lot Dim: Lot Sz Src: Realist

Front Feet: Lot Sz Acre: 10.83 Divisible: # Lots:

Association: No

Waterfront:

Water: **Public, See Remarks** Sewer: Public, Septic

Parking:

Remarks: Tons of possibilities for an investor or small developer and adding value in the future. Currently there are five homes fully rented that brings in below market rents, that can easily be raised significantly. This property is big enough with water and sewer at the street that a small subdivision can go in one day with about 10 to 15 homes. The value will only go up, not down. Don't miss this opportunity. Currently zoned Residential but could be changed to Commercial.

Agent/Broker Info

List Agent: Roger L Nair (2011001849) List Office: Keller Williams Elevate (2717)

Contact #: 330-350-0016 Office Phone: 440-572-1200 LA Email: Office Fax: 440-572-1201 rnairair@aol.com

LA License #: OH SAL.2011001849

Waived Agt: No

Owner Agent: No

Listing Service: Full Service

Orig List Price: \$1,250,000

Purchase Contract Date:

Warranty:

Date Printed: 12/28/2023 04:43 PM

Brokerage Lic:

Showing

Show Address to Client: Yes

Distribution

Internet Listing Y/N: Yes - No AVM Internet Consumer Comm Y/N: No Internet Address Y/N: Yes

Expiration Date: 06/18/2024

Listing/Contract Info

Owner Name: Owner Phone:

Listing Agreement: Exclusive Right To Sell

Listing Contract Date: 12/18/2023 Possession: Time of Transfer

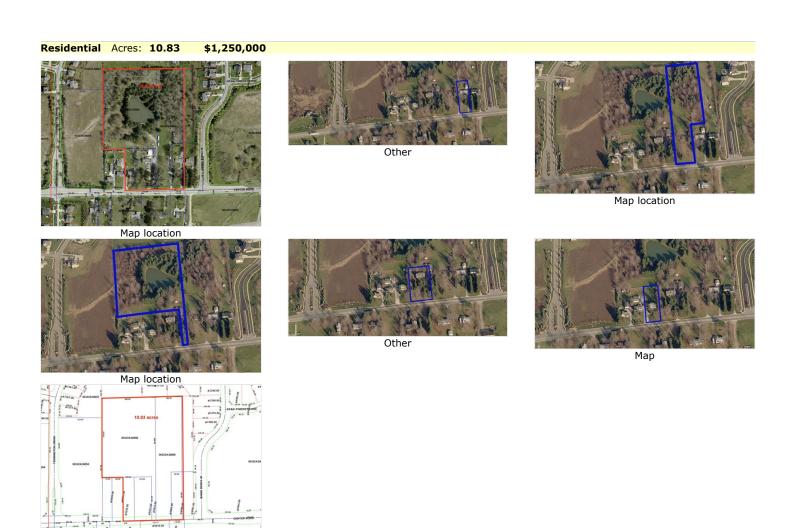
Occupant: Tenant

Special Listing Conditions: Standard

Buyer Agency Comp: 2 % Other Comp: None Online Bidding: No

Broker Remarks: Below market rents of almost \$6000 a month that can easily be \$7000-\$8000 a month.

Prepared By: Roger L. Nair Information is Believed To Be Accurate But Not Guaranteed MLS: 5007412 4999-5035 Center, Brunswick, OH 44212



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Map location