



4999-5035 Center , Brunswick, OH 44212

MLS#: **5007412** Prop Type:**Land and Lots** List Price: **\$1,250,000**
Status: **Active** Sub Type: **Residential** 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 001-02A-30-006 001-02A-30-007 001-02A-30-008 001-02A-30-009 001-02A-30-011**
Twp: **Brunswick**
Subdiv: **Brunswick Hills 01**
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

Taxes: **\$13,209** Tax Year: **2022** Assessment: **No** Homestead: **No**
Legal: **TR 1 LOT 12 MID PT .590A**

Features

Waterfront: Lot Dim: Lot Sz Src: **Realist**
Lots: **5** Front Feet: Lot Sz Acre: **10.83** Divisible:
Association: **No**
Water: **Public, See Remarks** Sewer: **Public, Septic**
Parking: **Driveway**
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: **rnairair@aol.com** Office Fax: **440-572-1201**
LA License #: **OH SAL.2011001849** Brokerage Lic:
Waived Agt: **No**

Showing

Show Address to Client: **Yes**

Distribution

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

Listing/Contract Info

Owner Name: Owner Phone: Owner Agent: **No** Warranty:
Listing Agreement: **Exclusive Right To Sell** Listing Service: **Full Service**
Listing Contract Date: **12/18/2023** Expiration Date: **06/18/2024** Purchase Contract Date:
Possession: **Time of Transfer** Orig List Price: **\$1,250,000**
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.**

Residential Acres: 10.83 \$1,250,000



Map location



Other



Map location



Map location



Other



Map



Map location

Information is Believed To Be Accurate But Not Guaranteed