

CBRE



Fully Leased Investment Property
FOR SALE

628

MAIN STREET
VERMILION, OHIO

628 MAIN STREET | VERMILION, OHIO

INVESTMENT OPPORTUNITY

Fully-Leased Property in the Heart of Vermilion

CBRE is pleased to exclusively present an investment opportunity featuring a fully-leased 5,940 SF mixed-use building located on Main Street in Vermilion, Ohio.

PROPERTY SIZE	5,940 Square Feet on 0.2986 Acres
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PARCEL	18-00306.000 (Erie County)
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YEAR BUILT	1871
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TENANTS	Harbor Town Dentistry Doll House Boutique 3 – 1 Bed/1 Bath Apartment Tenants
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TAXES	\$8,595.72 per year
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SALE PRICE	\$649,000 \$750,000
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Property Highlights

FULLY-LEASED PROPERTY

This property is fully-leased, offering immediate & consistent income for investors.

EXCELLENT LOCATION

Situated in the heart of Vermilion's Historic & Downtown District, this property boasts a prime Main Street location near Route 6, offering unparalleled access & visibility.

WELL MAINTAINED

This well-maintained building, built in 1871, offers a blend of historic charm & modern functionality.

DIVERSE INCOME STREAMS

Generating income from office, retail, and residential tenants, plus exterior parking, this property offers a diverse income stream.



Why Vermilion?

Located along the scenic shores of Lake Erie and at the mouth of the Vermilion River in Erie County, 628 Main Street is situated in the vibrant Historic and Downtown District of Vermilion. This prime location offers an array of retail shops, restaurants, professional services, marinas, accommodations, parks, and year-round events. With a strong commitment to revitalization and Erie County's incentives for development, Vermilion presents an excellent investment opportunity.

2024 AREA DEMOGRAPHICS

10,551

POPULATION

8,011

POPULATION
25 & OVER

\$104,424

AVG. HOUSEHOLD
INCOME

4,605

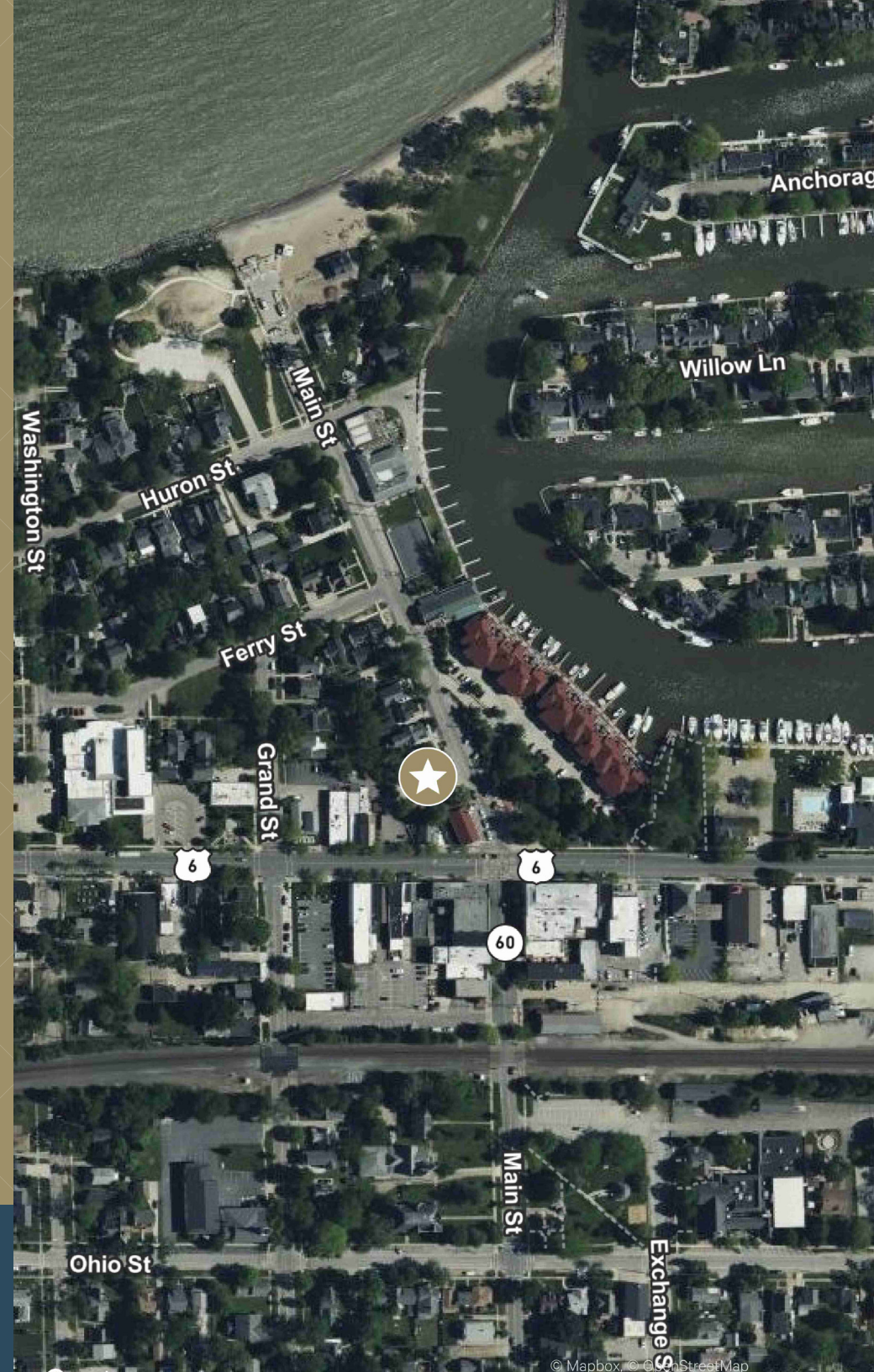
2024 HOUSEHOLDS


333

BUSINESSES

\$313,842

AVG. HOUSING
VALUE





628 MAIN STREET VERMILION, OHIO

Contact for More Information

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