

MLS #: CS9073795A (Active) List Price: \$104,900

889 Ashland Road Mansfield, OH 44905



Original List Price: \$104,900
Apx Above Grade SqFt: 1,282
Source Above Grade SqFt: Auditor
Apx Heated SqFt: 0
Heated SqFt Source:
Apx Below Grade SqFt: 1282
Source Below Grade SqFt: Estimated
Apx Office SqFt: 0
Office SqFt Source:
Apx Warehouse/Mfg SqFt: 0
Warehouse/Mfg SqFt Source:
Year Built: 1935
Type Property: Auto Service, Food & Beverage, Professional/Office, Retail
Current Use: Food & Beverage
Previous Uses:

Lease Price: \$0.00
Lease Date:
Lease Term Desired:
County: Richland County
Township: Madison (R)
City Limits: Yes
Apx Parking Available: 25.00
Total # Parking:
Buildings: 1
Stories:
Zoning:

Legal: LINCOLN HTS ALLOTT OL 265 EX W 14.35 FT & 264 LINCOLN AVE		Legal Description 2:		Legal Description 3:	
Parcel ID: 0250920914000		Parcel ID 2:		Parcel ID 3:	
Tax Abatement: No		Abatement End Date:			
Live Streaming Or Video Call: Yes		Recorded Video: Yes		Still Photo Cell Phone Photos: Yes	
Surveillance Equipment: No					
Apx Total Acres Available: 0.3526		Apx Lot Dimensions: 50 x 148		Apx Lot Frontage:	
Apx Lot Depth:					
Current Annual Taxes: \$3,060.00		Total Annual Assessments: 334.64		Homestead Exemption:	
Homestead Exempt Amt (Full):					
Gross Operating Income: \$0.00		Total Operating Expense: \$0.00		Total Operating Income: \$0.00	
Center Height:		Columns:		Column Spacing:	
Floor Thickness:		# Walls:		# Restrooms: 2	
Accessory Dwelling Unit: No					
Ceiling Height:		Eave Height:		Rail:	
Railroad Name:		Spur:			
Current Water Company: Public		Current Sewer Supplier: Public Sewer		Current Gas Company: Columbia Gas	
Current Electric Company: Ohio Edison					
Water Line Size: Unknown		Sewer Line Size: Unknown		Gas Lines: Unknown	
Other Utility Company/Supplier: Ohio Edison					
Single Phase Power: Unknown		3 Phase Power: Unknown		Amps: 220	
Volts: Unknown					
Suite 1 #:		Suite 1 SqFt:		Suite 2 #:	
Suite 2 SqFt:		Suite 3 #:		Suite 3 SqFt:	
Suite 4 #:		Suite 4 SqFt:			
Owner Will Build Out/Remodel for Tenant:		Occupancy:		Apx SqFt Available For Lease:	
Lease Rate:					
		#		Height	
				Width	
				Depth	
Overhead Doors					
Docks					
Bays					
Drive-in Doors					
Canopy/Overhangs					
Manual Gates					
Motorized Gates					

Owner Responsibilities: See Remarks

Tenant Responsibilities: See Remarks

Air Conditioning: Central Air
Heating System: Natural Gas
Roof System: Composition, Wood Joist
Parking: Parking Lot
Drive: Asphalt
Road Type: State Road, See Remarks

Exterior/Construction: Brick
Environmental: See Remarks
Miscellaneous:
Sewer: Public Sewer
Water: Public
Outside Features: See Remarks
Special Features: Private Restroom, Public Restroom, See Remarks

Directions: From US-30, take the Ashland Rd (US-42) exit. Proceed south on Ashland Rd. Property located on the west side of Ashland Rd near Indiana Ave.

Nearest Interchange: US-30/I-71

Distance To Nearest Interchange: 5 miles

Remarks: Position your business where customers will see it every day. This B-3 zoned commercial property offers exceptional visibility along one of Mansfield's busiest corridors, providing the exposure that many small businesses, retail operators, and service providers are searching for. Successfully occupied by the same bakery business for nearly two decades, the property demonstrates a proven history of commercial viability and consistent customer traffic. The highly visible location, combined with easy access and ADA accessibility, creates opportunities for a variety of retail, office, specialty food, personal service, or professional business uses. Whether you're launching a new venture, expanding an existing operation, or adding to your investment portfolio, this property offers an affordable entry into a high-traffic commercial location with strong potential for future success.

Terms Of Auction:

Date Of Auction:

Time Of Auction:

Dates Open For Inspection:

Information Herein Deemed Reliable but Not Guaranteed

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