

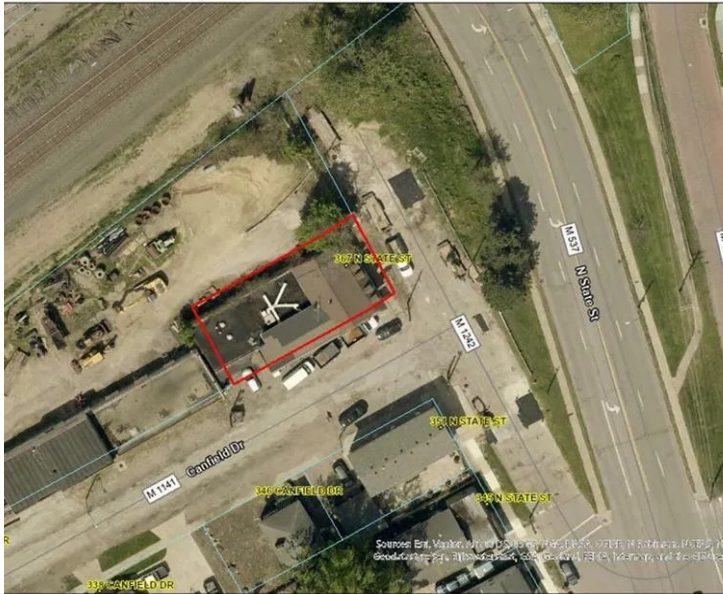
INDUSTRIAL FOR SALE

HISTORIC DOWNTOWN PAINESVILLE INDUSTRIAL REDEVELOPMENT OPPORTUNITY

367 North State, Painesville, OH 44077



Lake County, OH



are graphic representations and are NOT survey accurate.
S Dept. / Lake County Tax Map Dept., 105 Main Street, Painesville, OH

1 inch :
Creation Date



OFFERING SUMMARY

SALE PRICE:	\$160,000
AVAILABLE SF:	
LOT SIZE:	0.1 Acres
YEAR BUILT:	1900
BUILDING SIZE:	6,066 SF
ZONING:	Industrial
MARKET:	Cleveland
SUBMARKET:	Painesville
PRICE / SF:	\$26.38

PROPERTY OVERVIEW

Historic building built in 1900. 2-story building previously bar/restaurant with partial basement. Building is built out of wood construction and sits on 0.10 acres. Frontage is along N. State Street. All utilities are present but need updated. Kitchen hood present in building. Interior improvements need to be completed and building is gutted to the 2'x4' studs. Building was previously used as a bar/restaurant and contains one apartment on 2nd floor. This property sits in the center of a large population of other businesses center in Painesville, Ohio. It is a fixer-upper with many possibilities.

PROPERTY HIGHLIGHTS

- 6,066 SF historic building
- Zoned Industrial for flexible use
- Ideal for retail or restaurant space
- Located in the Cleveland area
- Historic charm with modern potential

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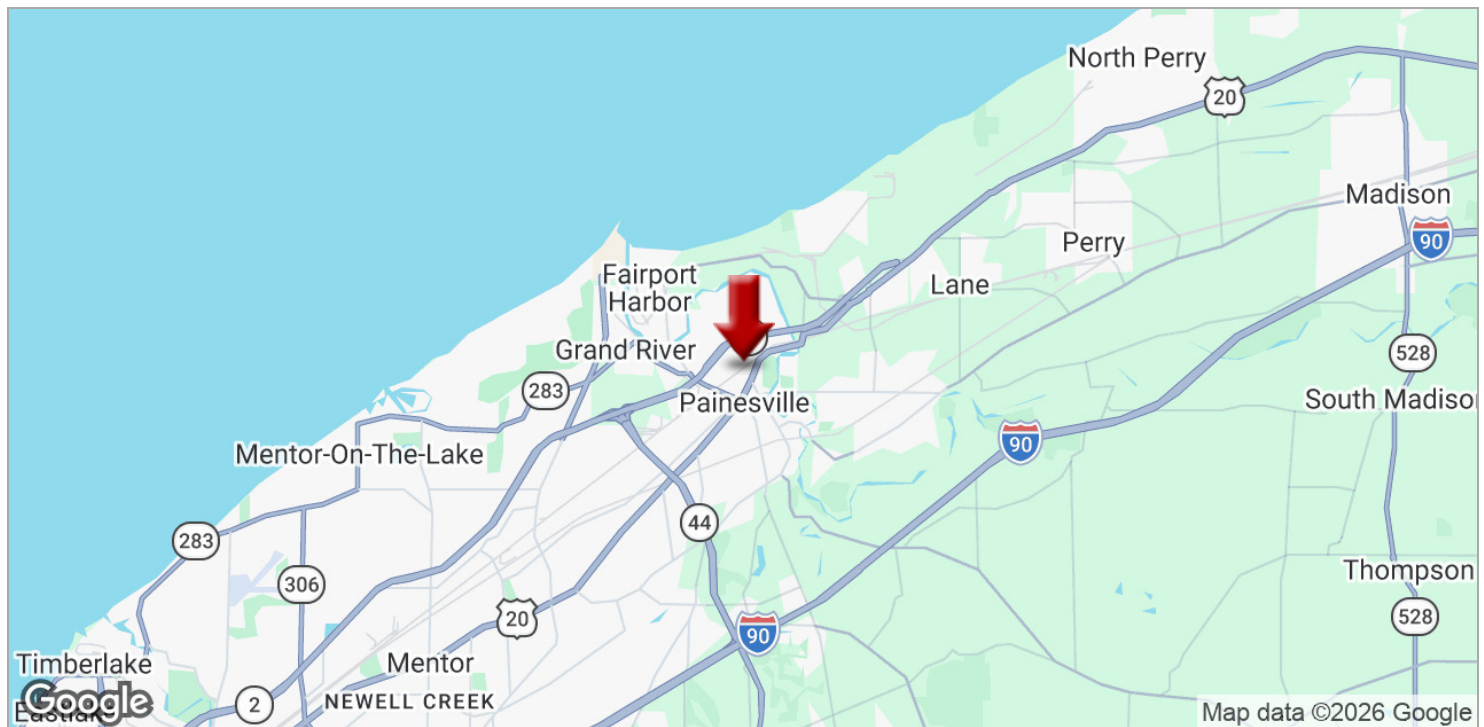
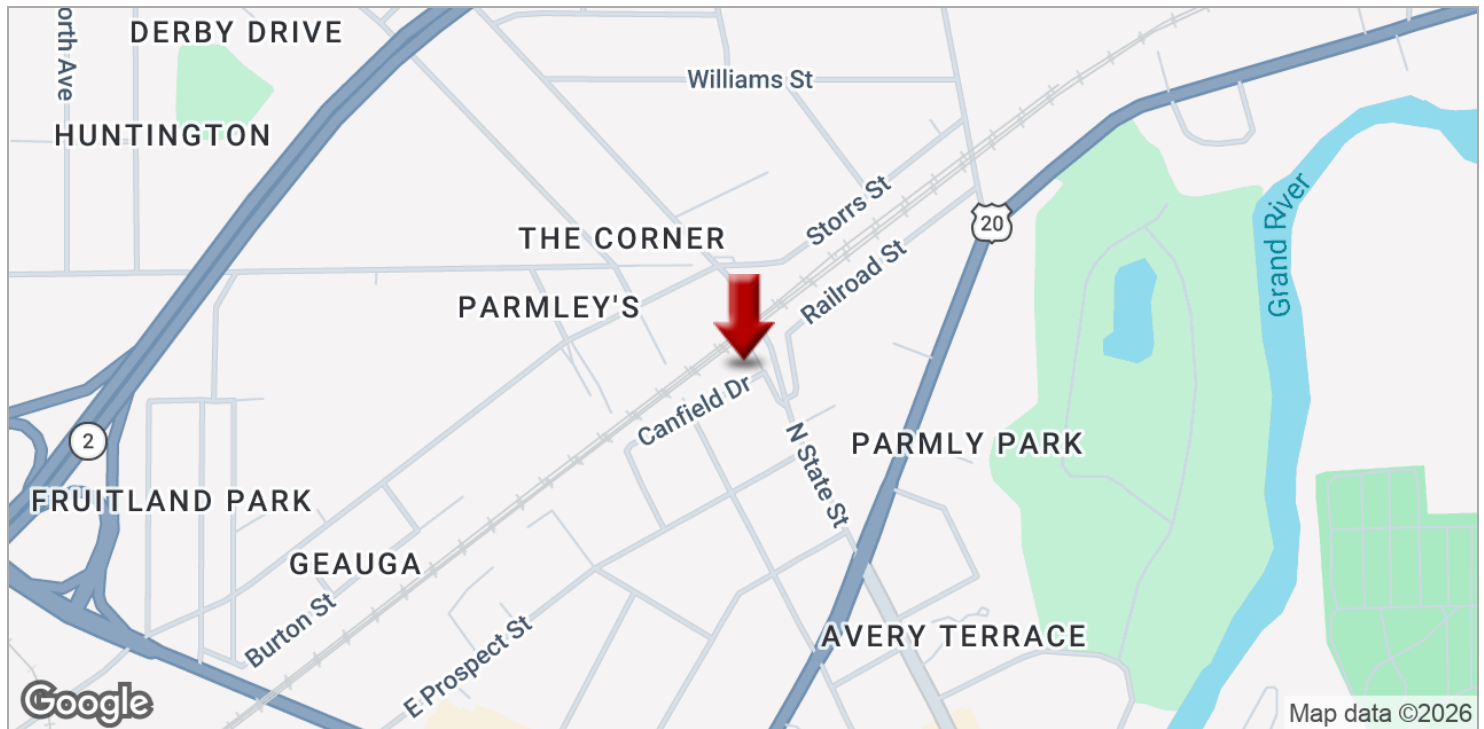
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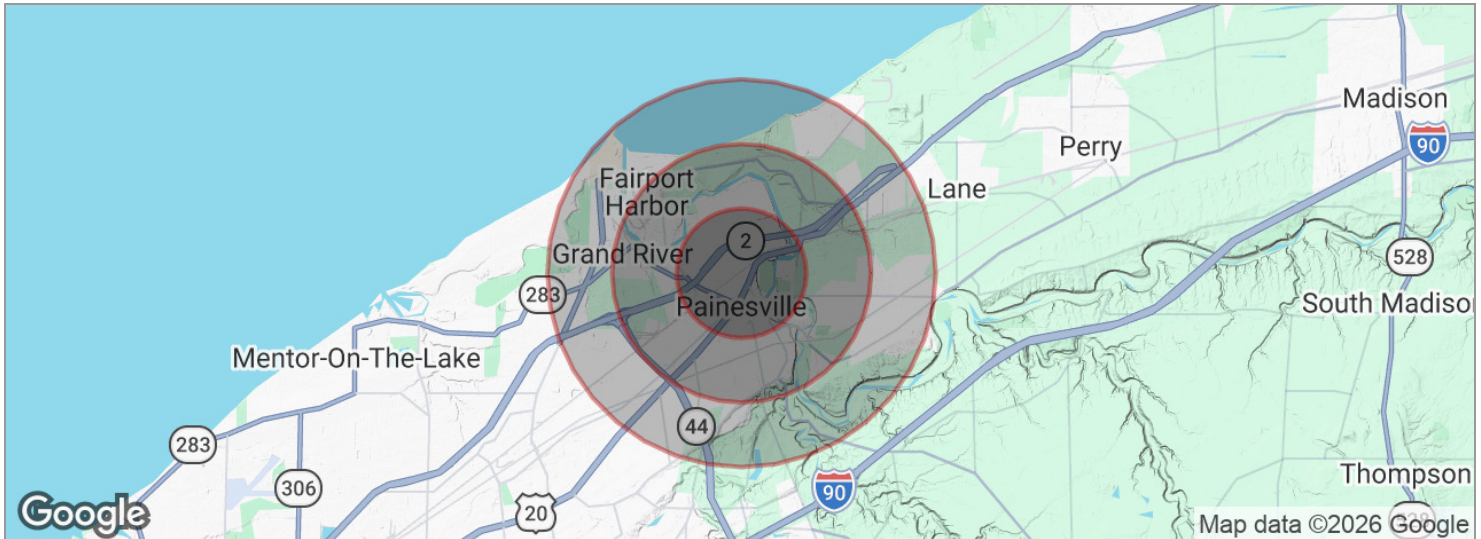
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	10,261	27,250	43,356
Median age	30.2	32.6	35.4
Median age (male)	29.7	32.0	34.7
Median age (Female)	30.6	33.3	36.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	3,735	10,362	16,879
# of persons per HH	2.7	2.6	2.6
Average HH income	\$39,679	\$47,195	\$54,755
Average house value	\$124,062	\$129,998	\$153,021

* Demographic data derived from 2020 ACS - US Census

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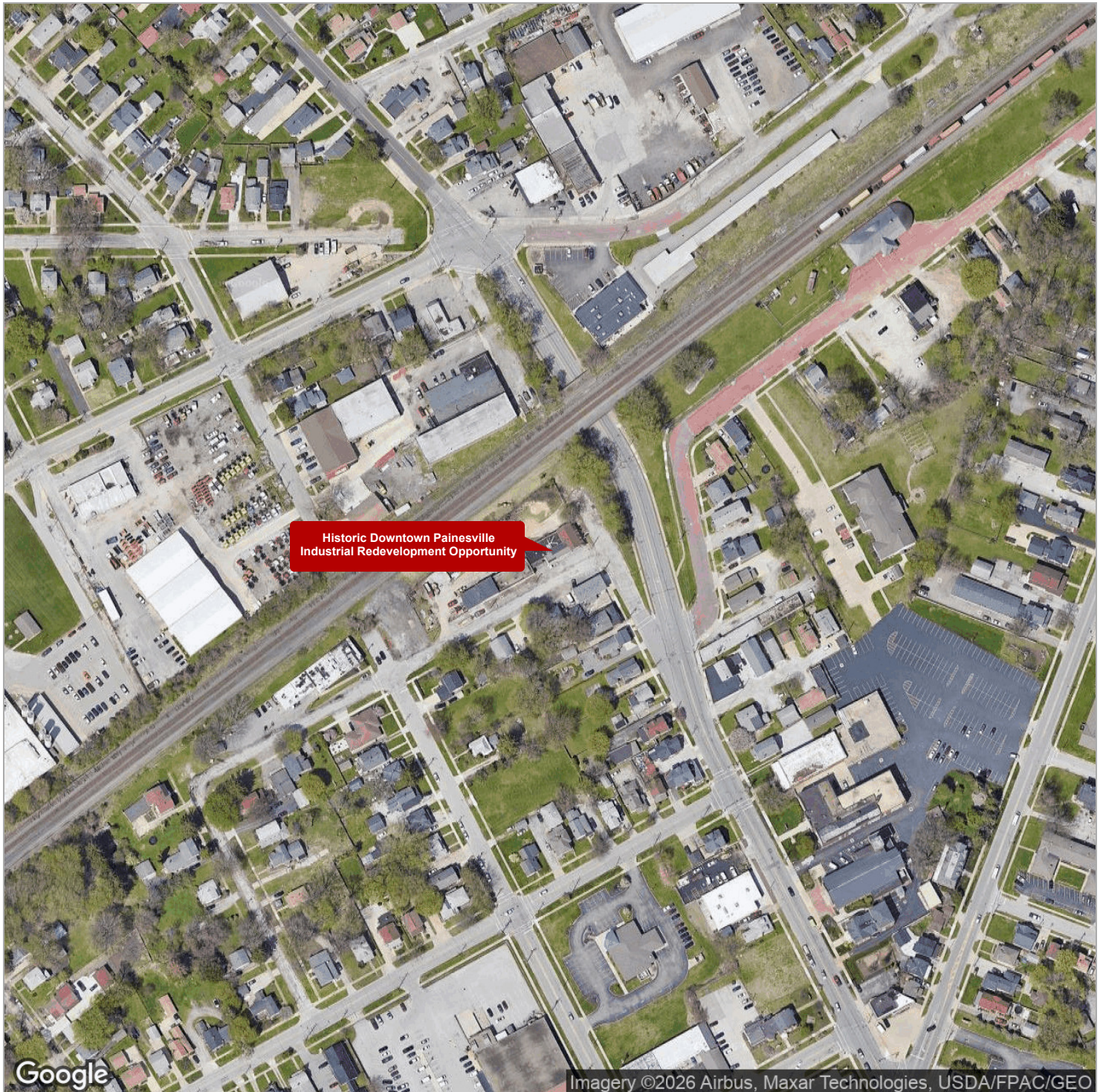
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PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader commercial real estate Northeast Ohio.

EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and the Osborne Family Trust. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail, logging over 2,000 trail miles to date.

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PROFESSIONAL BACKGROUND

Celeste joins the Osborne Group with over 20 years of high-level business management and ownership experience. Having served as the General Manager and owner of Swain Ski Resort in Western New York for 15 years, Celeste has a proven track record of navigating complex operations and driving growth in the hospitality and recreation sectors.

As a licensed realtor, Celeste brings a unique perspective to the team, combining her boots-on-the-ground market knowledge with her extensive background as a multi-state business owner. She remains invested in several other family-owned businesses across New York and Pennsylvania, providing her with a deep understanding of the operational excellence and strategic discipline required to support a premier real estate team. Celeste understands the intricacies of asset management and the importance of integrity-driven leadership in every transaction.

Outside of the office, Celeste is a passionate outdoors enthusiast who recently completed a 2,655-mile thru-hike of the Pacific Crest Trail, traveling from Mexico to Canada over the course of six months. She brings that same “long-trail” mindset to her real estate career—maintaining the endurance, adaptability, and unwavering focus required to navigate long-term projects and ensure the Osborne Group delivers exceptional results for its clients.

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