

Ridge N N Ridge Rd, Madison, OH 44057

MLS#: **5223401**

Prop Type: **Land and Lots**

Status: **Active**

Sub Type: **Commercial**

Recent: **07/01/2026 : New Listing**

List Price: **\$400,000 (Auc)**

DOM/CDOM: **0/0**



List Dt Rec: **07/01/2026**

List Date: **07/01/2026**

Lot #:

Contg Dt:

Unit:

Pend Dt:

County: **Lake**

Off Mkt Dt:

Close Dt:

Exp Dt:

Supplements (1)

Parcel ID: **TX 01-B-126-0-00-005-0**

Twp: **Madison Twp**

Subdiv: **Madison 4**

School Dist: **Madison LSD Lake- 4303**

\$/Acre: **\$12,659.99**

Directions: **Located at the N.W corner of N. Ridge & Green Rd., with the majority of frontage on Green Rd.**

Land Lease: **No Monthly Lot Rent**

Legal/Taxes

Taxes: **\$4,541**

Tax Year: **2025**

Assessment: **No**

Homestead: **No**

Legal: **LOT 12 TRACT 4**

Features

Waterfront:

Lot Dim:

Lot Sz Src: **Realist**

Lots: **1**

Front Feet:

Lot Sz Acre: **31.60**

Divisible:

Association: **No**

Water: **Public**

Sewer: **Public**

Parking: **None**

Lot Features: **Split Possible**

Road Front: **County Road**

Topography: **Level**

Utilities Avail: **Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available**

Remarks: **Sealed bid reserve auction. The list price shown is the starting bid price at auction. The auction date (July 31 @ 3 PM) is the deadline for bids but an offer could be accepted at any time so submit your offer ASAP. This 31.59 acre (+/-) parcel is an amazing opportunity for a savvy investor or owner user. Zoned B-2 (& A-1) so it supports a wide range of commercial uses. Directly adjacent to Walmart, Circle K, Classic Clean Auto Wash, and Mary's Diner and surrounded by national tenants including: Aldi, Sheetz, Verizon and more. Over 16,500 VPD on N. Ridge Rd. and 9,900+ on Green Rd. assures a lot of eyes on your signage. User friendly buyer format lets you submit offers with contingencies, so let's make a deal now before someone else snags this gem. Utilities are available at the street.**

Agent/Broker Info

List Agent: **Thomas F Seaman (2004000635)**

List Office: **Keller Williams Greater Metropolitan (2146)**

Contact #: **216-469-7081**

Office Phone: **216-839-5500**

LA Email: **tseaman@kw.com**

Office Fax: **216-839-5500**

LA License #: **OH SAL.2004000635**

Brokerage Lic: **2002014655**

Attrib Cnt: **tseaman@kw.com, 216-469-7081**

Waived Agt: **No**

Showing

Showing Contact: **440-686-0100** Type: **Showing Service**

Showing Rqmts: **Showing Service, Use Showing Time Link**

Showing Remarks: **Please register before walking parcel.**

Show Address to Client: **Yes**

Agent Safety: **Vacant**

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: **07/01/2026**

Expiration Date: _____

Purchase Contract Date:

Possession: **Negotiable (Possession)**

Orig List Price: **\$400,000**

Special Listing Conditions: **Auction**

Online Bidding: **No** <https://www.thomasauktion.us>

Auct Date: **07/31/2026**

Auct Time: **9:00AM-3:00PM**

List Terms: **Cash, Conventional**

Broker Remarks: **"Thomas Seaman", auctioneer. Signed attached 'Terms & Conditions' sheet must accompany all offers. Proof of funds or pre-approval required with all offers.**

Prepared By: Thomas F. Seaman

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 07/01/2026 08:31 AM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

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Commercial Acres: **31.60** **\$400,000**



Mostly level and mostly cleared parcel.



Aerial view of configuration.



Aerial view of configuration.



Mostly level and mostly cleared parcel.

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