

# FREESTANDING AUTOMOTIVE WAREHOUSE FOR SALE



921 BROAD STREET  
WADSWORTH, OH 44281  
**SALE PRICE: \$340,000**



## PROPERTY HIGHLIGHTS

- Available: 2,880 SF | Price per SF: \$97.22/SF
- Warehouse SF: 2,780 SF | Office SF: 100 SF | Acres: 1.70
- The Building Consists of 1 - 12' x 8' and 2 - 12' x 9' Overhead Doors, 2 Trench Drains, Capacity for 4 Hydraulic Lifts, 2 Reznor Heaters, and 10' Ceiling Clears
- Utilities: Water, Sewer, Electric & Gas on Site
- Frontage: ±83' | Depth: ±878'
- Power: 3-Phase
- Great Visibility & Signage Available on Exterior of Building and Pole Sign
- New Roof Installed in 2017
- Parking: Approximately 20 Spaces
- Zoning: C-3 Intensive Commercial District
- Annual Real Estate Taxes: \$4,179.82



## LISTING AGENTS

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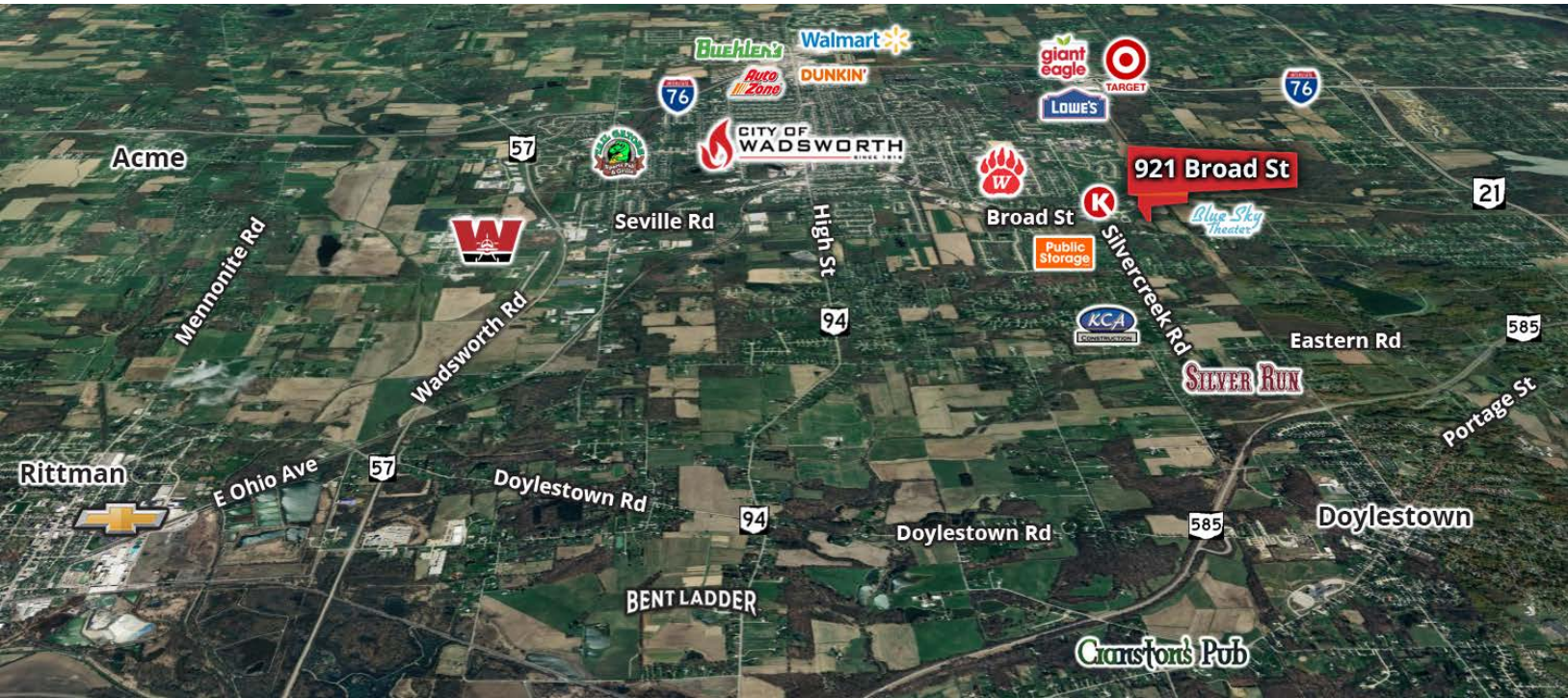
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## PROPERTY OVERVIEW

This freestanding automotive service facility is well-suited for a service-based small business in the trades. Located on approximately 1.70 acres, the property offers ample parking with lots positioned at both the front and rear of the building. The structure includes a main front office, 1 ADA-compliant restroom, and 2 vehicle service lanes equipped with trench drains. It also features 1 - 12' x 8' and 2 - 12' x 9' overhead doors. The warehouse area is heated by 2 Reznor heaters and the building is equipped with 3-Phase electrical power.

## LOCATION OVERVIEW

921 Broad Street is located in southeastern Medina County just 1.5 miles from Downtown Wadsworth. The property is located within the heavy commercial district of Wadsworth (C-3 Intensive Commercial District) which allows for a variety of industrial uses. The property is located approximately 2.5 miles from I-76/224 and approximately 4 miles from I-77.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	4,738	30,855	61,896
Total Units	2,032	13,406	27,081
Median Income	\$88,768	\$80,873	\$76,495

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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