

MLS #: CS20100288A (Active) List Price: \$295,000

2691 US HWY 224 New Haven, OH 44850



Original List Price: \$295,000
Apx Above Grade SqFt: 2,370
Source Above Grade SqFt: Auditor
Apx Heated SqFt: 2,370
Heated SqFt Source: Auditor
Apx Below Grade SqFt: 0
Source Below Grade SqFt: N/A
Apx Office SqFt: 0
Office SqFt Source:
Apx Warehouse/Mfg SqFt: 0
Warehouse/Mfg SqFt Source:
Year Built: 1965
Type: Auto Service
Current Use: See Remarks
Previous Uses: CAR DEALERSHIP

Lease Price: \$0.00
Lease Date:
Lease Term Desired:
County: Huron
Township: New Haven
City Limits: No
Apx Parking Available: 10.00
Total # Parking: 10.00
Buildings: 2
Stories:
Zoning: Other

Legal: SEC 4 LOT 91 N PT		Legal Description 2: SEC 4 GL 91 PT OF & VAC RD		Legal Description 3:	
Parcel ID: 240040010240100		Parcel ID 2: 240280010120000		Parcel ID 3:	
Tax Abatement: No		Abatement End Date:			
Live Streaming Or Video Call: Yes		Recorded Video: Yes		Still Photo Cell Phone Photos: Yes	
Apx Total Acres Available: 0.3800		Apx Lot Dimensions: 0.38		Apx Lot Frontage:	
Current Annual Taxes: \$1,024.02		Total Annual Assessments: NOR		Homestead Exemption:	
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	
Ceiling Height:		Eve Height:		Rail:	
Current Water Company: Public		Current Sewer Supplier: Public Sewer		Current Gas Company: N/A	
Water Line Size: N/A		Sewer Line Size: N/A		Gas Lines: N/A	
Single Phase Power: Unknown		3 Phase Power: Unknown		Amps: N/A	
Suite 1 #:		Suite 1 SqFt:		Suite 2 #:	
Owner Will Build Out/Remodel for Tenant:		Occupancy: Vacant		Apx SqFt Available For Lease:	

	#	Height	Width	Depth
Overhead Doors				
Docks				
Bays				
Drive-in Doors				
Canopy/Overhangs				
Manual Gates				
Motorized Gates				

Owner Responsibilities: Other

Tenant Responsibilities: Other

Air Conditioning: Mini Split
Heating System: Natural Gas
Roof System: Other
Parking: Parking Lot
Drive: Concrete
Road Type: Highway

Exterior/Construction: Vinyl Siding
Environmental Test: Other
Commercial Amenities:
Sewer: Public Sewer
Water: Public
Outside Features: Overhead Door
Special Features: None

Directions: Take OH-603 N. Slight left onto Base Line Rd W/E Main St/Trux St. Turn right onto State Rt e 61 N/Sandusky St. Continue to follow State Rt e 61 N. Turn left onto US-224 W. Destination will be on the left.

Nearest Interchange: Ohio Turnpike (I-80/I-90)

Distance To Nearest Interchange:

Remarks: Exceptional commercial opportunity with outstanding visibility in a prime location! Formerly a car dealership, this versatile property features office space with a mini split and restroom, a heated two-car garage perfect for detailing, and a large heated mechanic shop complete with two lifts, two overhead doors, and its own restroom. Ideal for automotive sales, service, or a variety of commercial uses, this property offers the space and flexibility to help your business thrive. Make this opportunity yours today!

Terms Of Auction:

Date Of Auction:

Time Of Auction:

Dates Open For Inspection:

Information Herein Deemed Reliable but Not Guaranteed

Prepared by: Rachel O'Connor