

SPECIAL PURPOSE FOR SALE

AMERICAN LEGION POST 214 PALMER ROBERTS

4304 Center Street, Willoughby, OH 44094



OFFERING SUMMARY

SALE PRICE:	\$240,000
AVAILABLE SF:	
LOT SIZE:	0.18 Acres
BUILDING SIZE:	3,000 SF
RENOVATED:	2010
ZONING:	Downtown Commercial
MARKET:	Cleveland
PRICE / SF:	\$80.00

PROPERTY OVERVIEW

Historical property built originally in 1920 as a residential home in the heart of downtown Willoughby, Ohio. American Legion Post 214, originally founded in 1919, move into the this facility in April 1st, 1940. They have occupied this building ever since. The property has been modified over the years to include large meeting rooms, entertain room, offices, a bar, full kitchen, stage, and men's and women's restrooms. Shared parking is to the north of the building along with street paring along Center Street.

PROPERTY HIGHLIGHTS

- Location is in the heart of downtown Willoughby in the most walkable city of Lake County
- Full kitchen with full service bar
- Liquor license is sold separately
- Large meeting rooms and restrooms in facility

KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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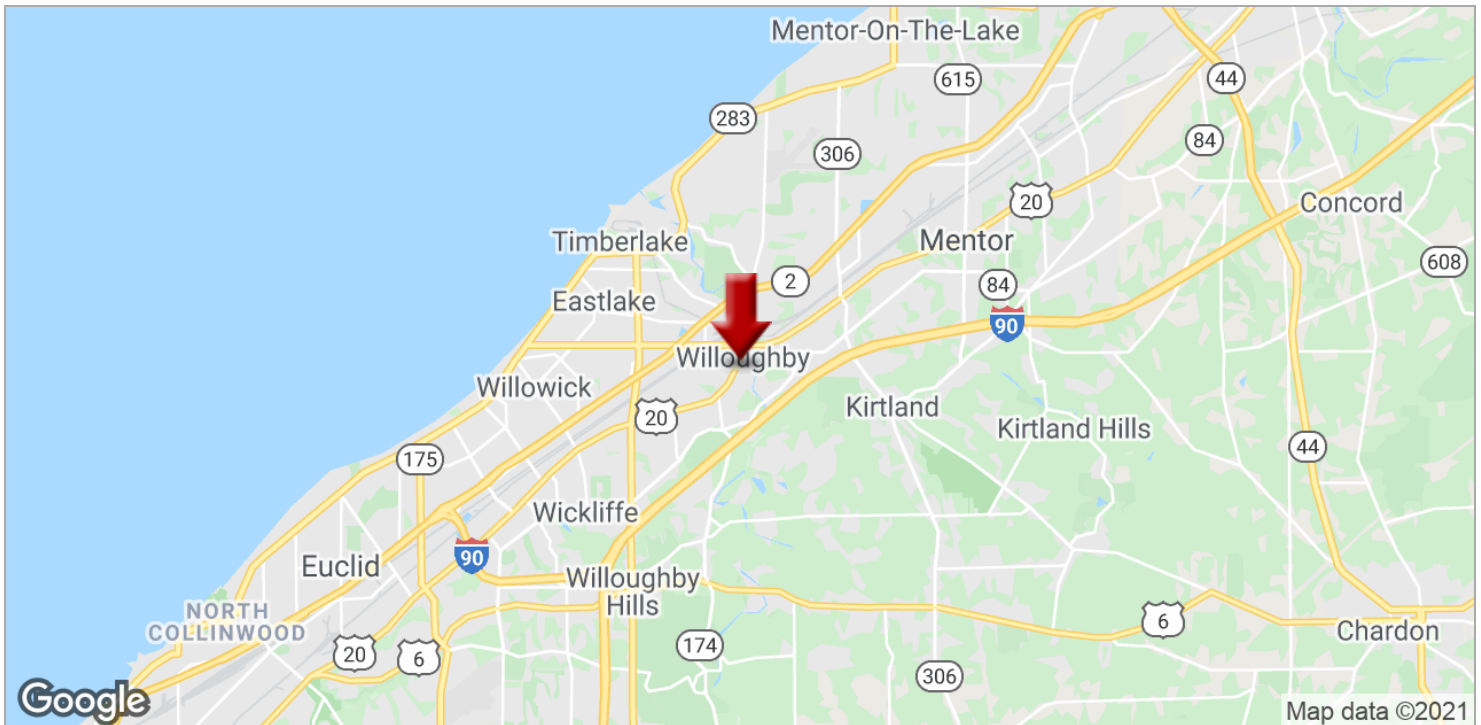
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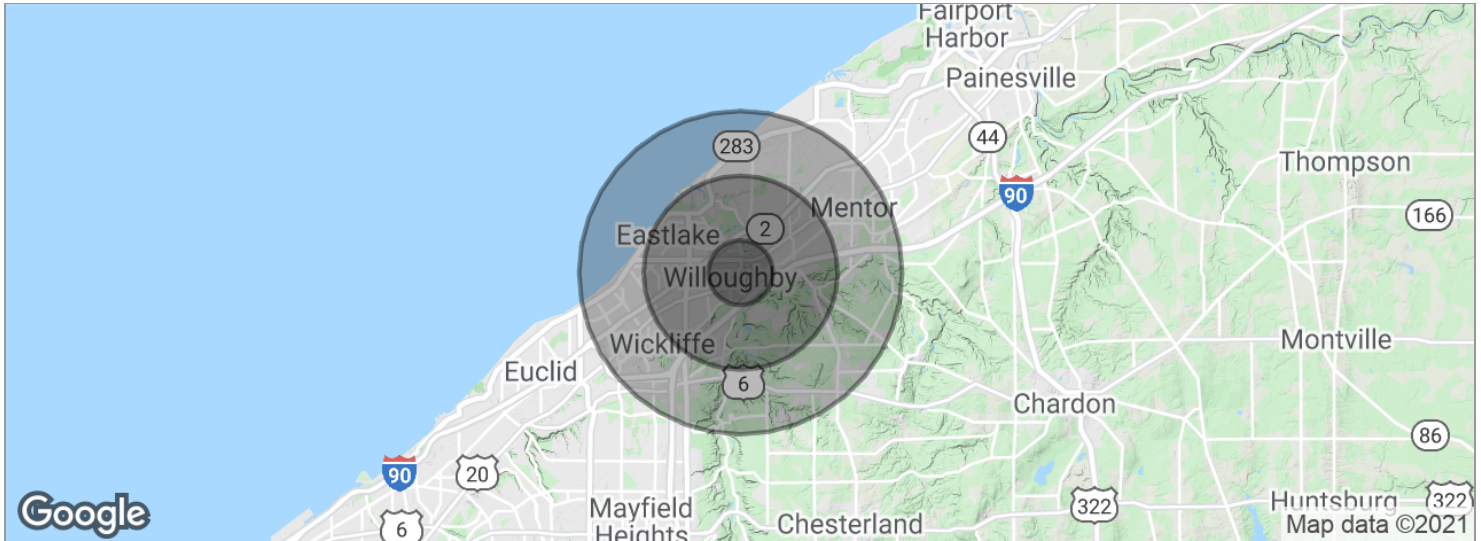
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,442	47,180	120,415
Median age	43.8	43.5	43.2
Median age (male)	42.6	41.7	41.8
Median age (Female)	46.1	45.9	45.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,043	20,677	52,442
# of persons per HH	2.1	2.3	2.3
Average HH income	\$62,620	\$64,768	\$65,197
Average house value	\$175,170	\$196,601	\$191,599

* Demographic data derived from 2010 US Census

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