

OFFICE FOR SALE

2-STORY BUILDING IN DOWNTOWN ASHTABULA, OHIO

5000 Main Avenue, Ashtabula, OH 44004



OFFERING SUMMARY

SALE PRICE:	\$99,000
AVAILABLE SF:	
LOT SIZE:	0.39 Acres
BUILDING SIZE:	10,020 SF
ZONING:	Historical General Business
PRICE / SF:	\$9.88

PROPERTY OVERVIEW

Priced to Sell! This property was previously built for a restaurant/bar and overlooks Ashtabula River. The building is a complete shell and all the drywall has been removed down to the wood studs. Newly installed roof and windows are protecting the shell. Brick facade and location are ideal for office or retailers that want to be in downtown Historic Ashtabula city.

PROPERTY HIGHLIGHTS

- Shell condition with open floor plans.
- New roof and windows.
- Downtown Historic Ashtabula
- Close to City Hall
- Front pull-up parking

KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
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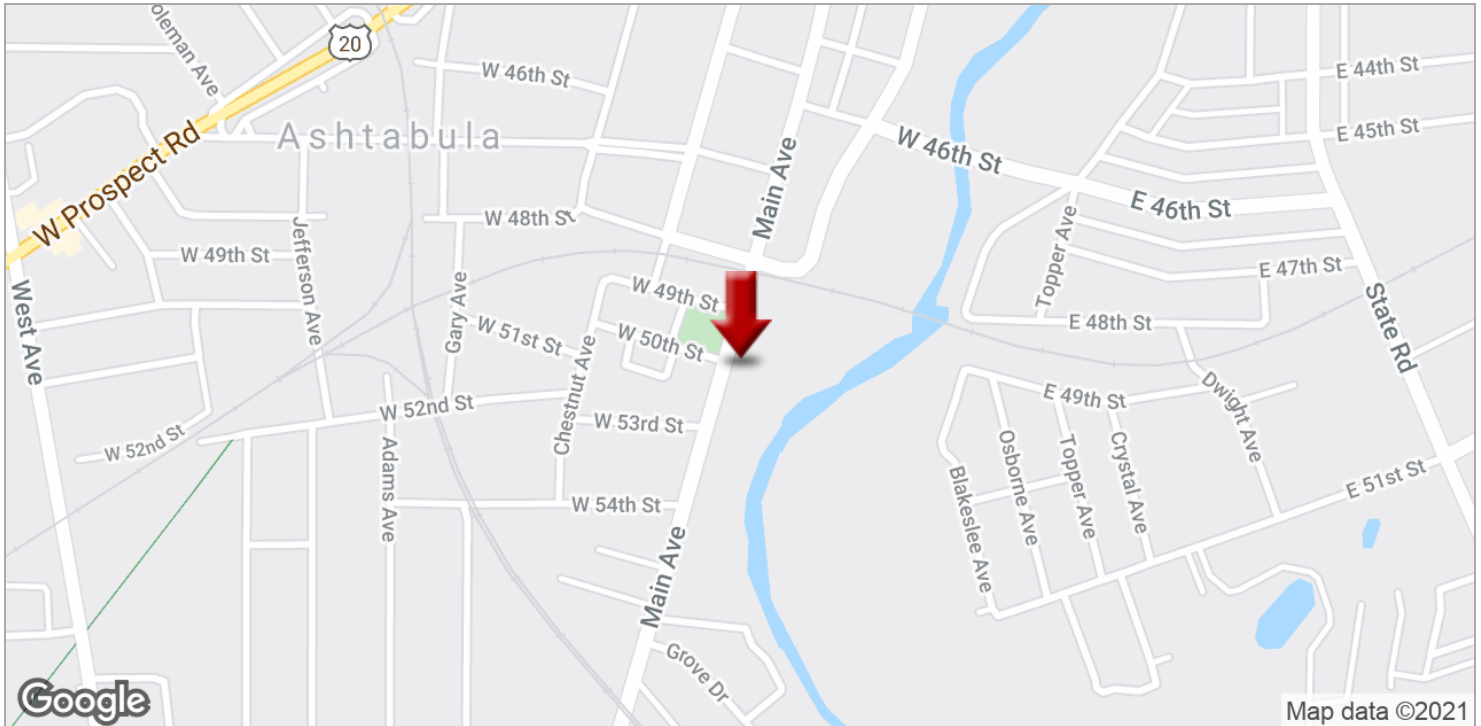
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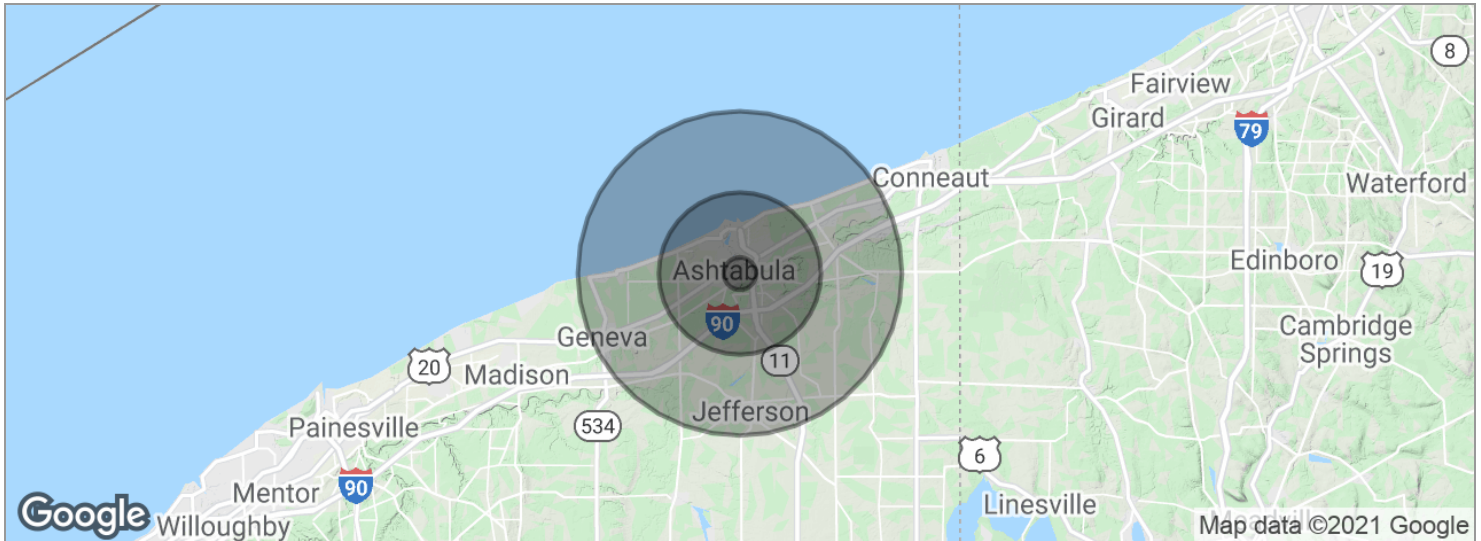
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,508	35,225	55,834
Median age	38.2	38.5	40.8
Median age (male)	37.3	38.0	40.3
Median age (Female)	40.6	39.5	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,892	14,423	22,395
# of persons per HH	2.4	2.4	2.5
Average HH income	\$38,957	\$43,652	\$48,956
Average house value	\$87,673	\$99,787	\$116,522

* Demographic data derived from 2010 US Census

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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 28 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 formed The Osborne Group as the commercial arm of Keller Williams Realty Greater Cleveland Northeast. Rick is currently the Regional Director for Michigan/Northern Ohio region.

Keller Williams Greater Cleveland NE

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