

OFFICE FOR SALE

HUNTINGTON BANK BUILDING

4366 Main Avenue, Ashtabula, OH 44004



OFFERING SUMMARY

SALE PRICE:	\$525,000
AVAILABLE SF:	5000 SF
BUILDING SIZE:	13800 SF
PRICE / SF:	\$30 SF

PROPERTY OVERVIEW

Built as a bank in 1950's, this property is a multi-tenant professional office building. 13,800 total SF includes a full basement and a partial 2nd floor. The building is composed of decorative sandstone and brick with fully divided windows. Decorative trim and slate facades surround the front along with a cupola on the roof. Decorative dormers are present along the bank teller lines to add a sophistication to this property.

This is an investment property. Current tenants include Huntington Bank and Attorney's Cimorell and Meany. Additional space is available including 1800 SF of office space and the entire finished basement (5500 SF) for value-add income production. Shared parking with adjacent building can accommodate over 100 cars. New improvements to the property include a new storefront aluminum door along the north entrance. Rent rolls, leases, and a ALTA survey are available upon request. Selling broker is owner of said property for sale.

KW COMMERCIAL
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Mentor, OH 44060

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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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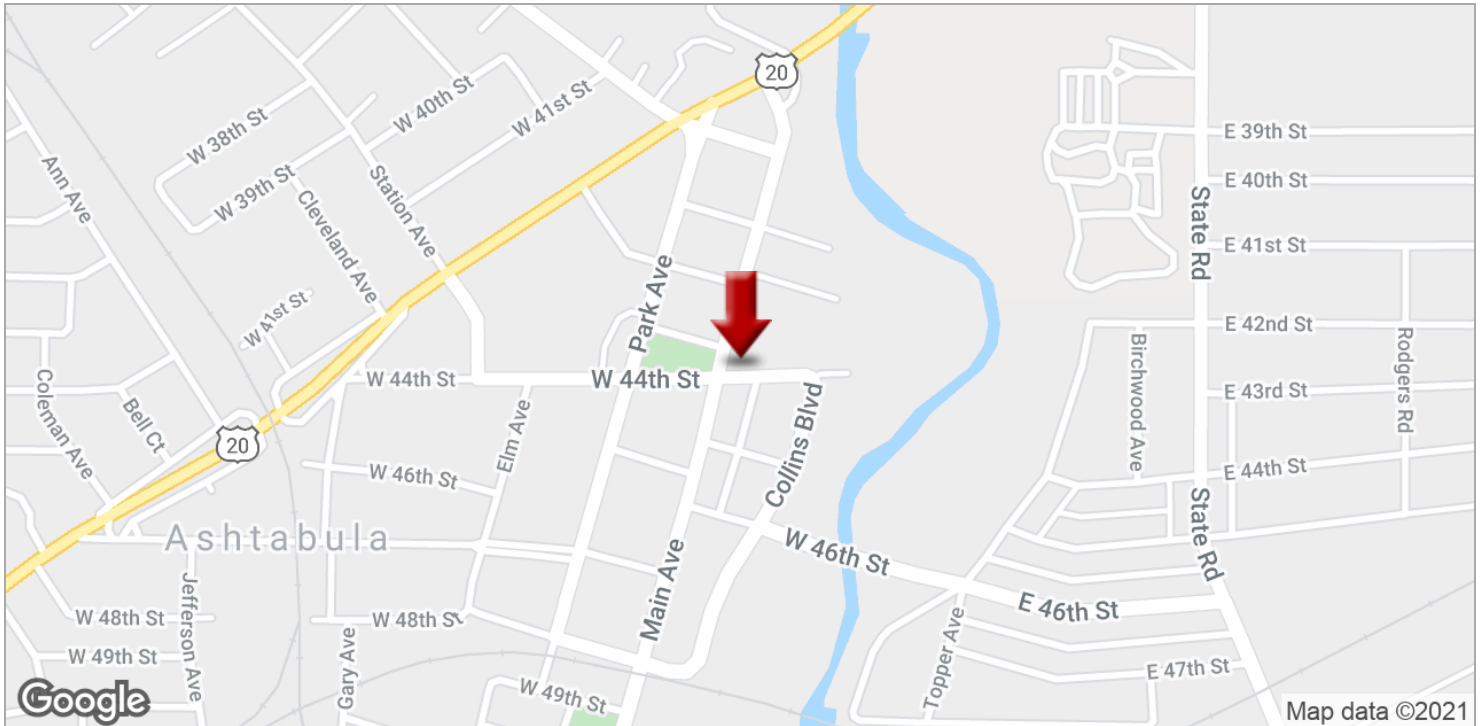
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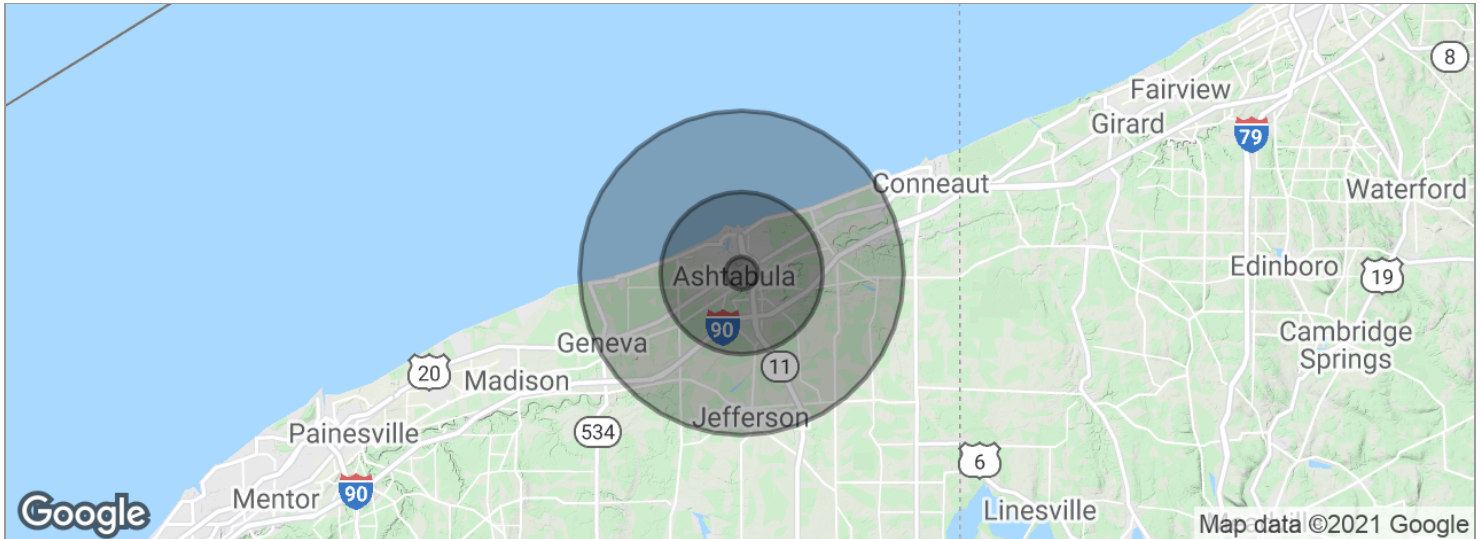
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,435	34,843	55,151
Median age	40.5	38.5	40.6
Median age (male)	39.5	38.0	40.1
Median age (Female)	43.4	39.5	41.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,349	14,298	22,129
# of persons per HH	2.3	2.4	2.5
Average HH income	\$39,395	\$43,380	\$48,576
Average house value	\$88,804	\$98,727	\$115,948

* Demographic data derived from 2010 US Census

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