

1296 Ridge Rd #B, Hinckley, OH 44233

MLS#: **5117599**

Status: **Active**

Recent: **04/25/2025 : New Listing**

Prop Type: **Commercial Lease**

Sub Type: **Office**

List Price: **\$1,600.00**

DOM/CDOM: **3/3**



List Dt Rec: **04/25/2025**

Lot #:

Unit: **B**

County: **Medina**

List Date: **04/25/2025**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Exp Dt: **10/25/2025**

[Supplements \(1\)](#)

Parcel ID: **TX 016-03A-35-002**

Twp: **Hinckley Twp**

Subdiv: **Hinckley**

School Dist: **Highland LSD Medina- 5205**

Yr Built: **1970/Public Records**

SqFt Total: **1,553**

\$/SqFt: **\$1.03**

Map:

Directions: **North off state route 303, Ridge Rd (Rte 3)**

Legal/Taxes

Taxes: **TBD**

Tax Year:

Assessment:

Annual RE Tax:

Zoning:

General Information

Approx Fin SqFt: **1,553**

Office SqFt: **1,553**

Residential SqFt:

Warehouse SqFt:

Retail SqFt:

Lot Size (acre): **2.70**

Lot Size Source: **Realist**

Lot Size Front: **150**

Lot Size Depth: **300**

DriveIn Door Max Hgt:

Drive In Door Min Hgt:

Dock Doors:

Dock Door Max Hgt:

Business Type:

Accounting, Administrative and Support, Advertising, Animal Grooming, Aquarium Supplies, Barber/Beauty, Books/Cards/Stationary, Candy/Cookie, Clothing, Computer, Decorator, Electronics, Financial, Gift Shop, Health Food, Health Services, Jewelry, Other , Photographer, Printing, Professional Service, Professional/Office, Retail

Leased Information

Land Lease: **No**

Lease Amount:

Features

Heating: **Forced Air**

Water: **Well**

Addl SubType: **Office**

Current Use: **Office, Retail**

Remarks:

Cooling: **Central Air**

Sewer: **Septic**

Centrally located in Hinckley township. Close to all major highways. Shared building with United States Postal Office and Bakery/Coffee Shop. Ideal office space, subterranean, with private entrance at front of building and signage/advertising opportunity on main door at front of building. The space underwent a complete remodel in 2024-2025 - brand new bathrooms, kitchen, paint, flooring, high ceilings and lighting; Certificate of Occupancy issued by Medina County.

Agent/Broker Info

List Agent: [Roger L Nair \(2011001849\)](#)

Contact #: **330-350-0016**

LA Email: rnairair@aol.com

LA License #: **OH SAL.2011001849**

Attrib Cnt: rnairair@aol.com **330-350-0016**

Waived Agt: **No**

List Office: [Keller Williams Elevate \(2717\)](#)

Office Phone: **440-572-1200**

Office Fax: **440-572-1201**

Brokerage Lic: **2005016347**

Showing

Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes**

Internet Address Y/N: **Yes**

Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name:

Listing Agreement: **Exclusive Right To Lease**

Listing Contract Date: **04/25/2025**

Possession:

Online Bidding: **No**

Owner Phone:

Expiration Date: **10/25/2025**

Owner Agent: **No** Warranty:

Listing Service: **Full Service**

Purchase Contract Date:

Orig List Price: **\$1,600**

Prepared By: Roger L. Nair

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 04/28/2025 08:11 AM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

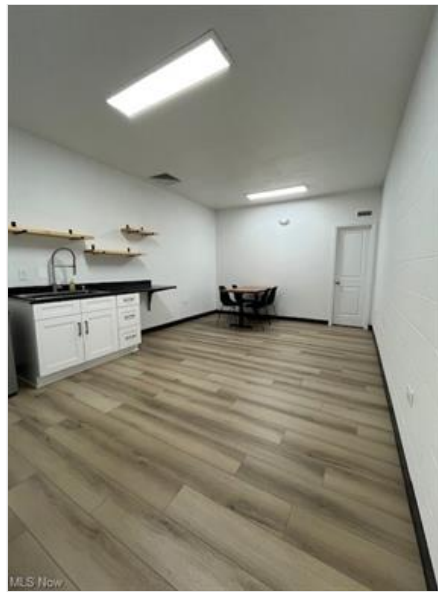
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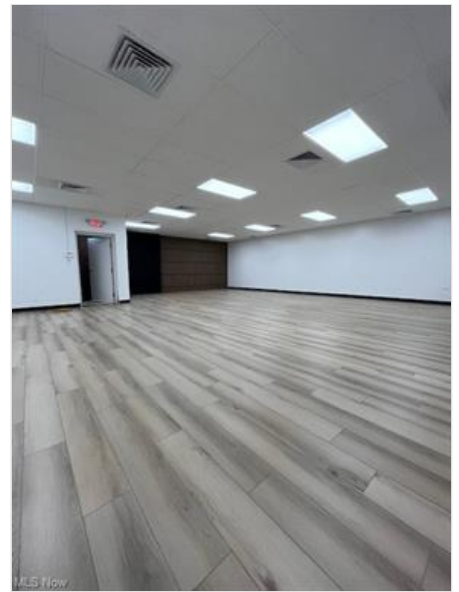
Office SqFt: **0** Bsmt: Yr: **1970** Acres: **2.70** **\$1,600**



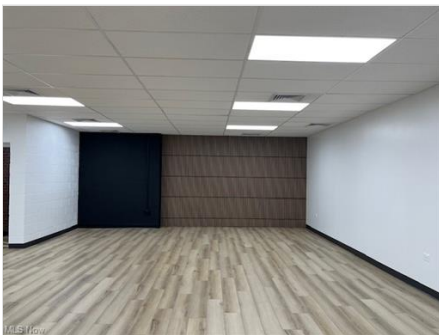
View of property



Unfurnished dining area with visible vents, light wood-type flooring, baseboards, and a sink



Unfurnished room featuring light wood-style flooring, a drop ceiling, and visible vents



Unfurnished room with a drop ceiling, visible vents, light wood-style flooring, and baseboards



Staircase featuring wood finished floors and brick wall



Bathroom with a sink, toilet, recessed lighting, tile walls, and tile patterned flooring



Bathroom with tile walls, tile patterned floors, toilet, visible vents, and a drop ceiling

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