

FOR SALE OR LEASE

RETAIL BUILDING

2305 West Avenue

Ashtabula, OH 44004



CONTACT US

SHAWNI MARICH

Operating Broker

Cell: 440-812-9493

Email: shawni@novellarealty.com

NOVELLA REALTY

440-275-5215

info@novellarealty.com

www.novellarealty.com



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Retail Space - Plaza West

2305 West Avenue
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1.97 Acres

475 ft. frontage

High traffic location

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Property Highlights

- P.P.N. 683190001104
 - Built in 1971
- 22,005 Sq Ft (Retail)
 - 1.971 Acres
 - 60% occupied
 - Annual Tax \$4,117
- Monthly Expenses Under \$100 covers lights for common areas
- Units Available starting at \$5/sq ft/yr
 - Will build to suite
- Building for Sale \$450,000
 - Owner Finance Options Available
- Licenses for new restaurant obtained & negotiable with sale
 - Abundant Parking



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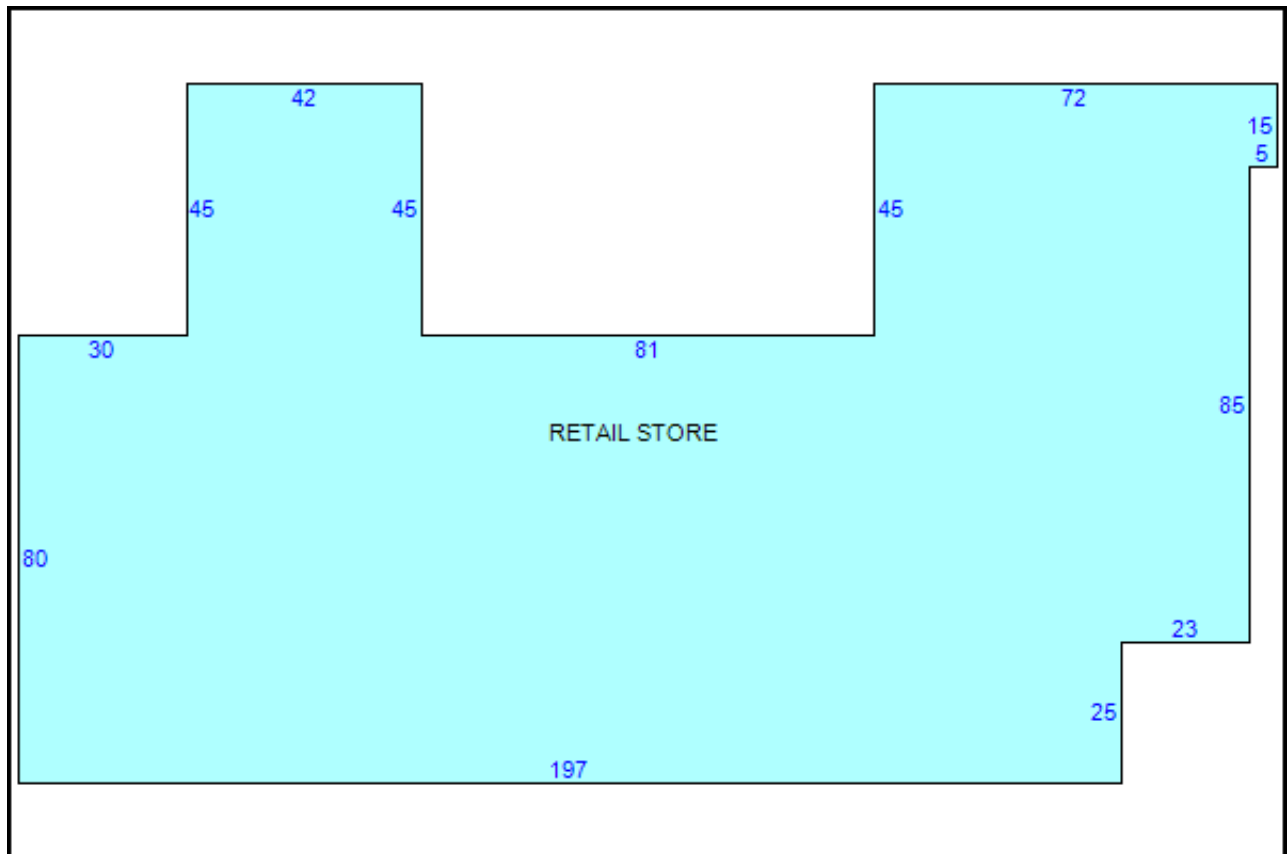


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Restaurant Opportunity

- One unit was previously occupied by a restaurant
 - Ready to Re-Open Opportunity!
- Licensing already obtained and is negotiable with the sale
- Approximately 3,200 sq ft
 - Includes Kitchen and Dining Room Area



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Rent Roll

Unit No.	Square Footage	Tenant	Monthly Rent	Occupied Since	Lease Expires
2321	3200	Buckeye Bar dba Thirst Bird	\$1575	9/1/2012	8/31/18 with op- tion to extend
2301	1200	Brighter Horizons	\$800	8/1/15	7/31/18 with op- tion to extend
2305	4800	Brighter Horizons	\$800	4/1/16	9/31/19 with op- tion to extend
TBD	12805 available		\$5335 projected at \$5/sqft/yr		
Total Monthly Rent:	\$3,175				
Total Annual Rent	\$38,100				
Total Potential Annual Rent	\$102,120				
Current Net Income	\$32,700				

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