

Cross Property Buyer Full



Commercial ML: **4396661** Status: **Active** List Price: **\$600**
4235 Main Ave, Ashtabula, OH 44004
 Subdiv/Complex: Twp: **Ashtabula City** Closing Date:
 Subtype: **Mixed Use** County: **Ashtabula**
 Parcel ID: **052130001200** Multiple PIN #'s:
 Area: **2005-Ashtabula**
 MLS Cross Ref #:
 Directions: **Coming from Route 11 North, turn left (west) onto route 20. Turn left onto Main Ave, building is on the right across from H & R Block.**

<u>Property Information</u>	Annual Taxes: 4328	Homestead: No	Assessments: Yes	For Sale/Lease:	For Lease
Approx Fin SqFt: 900	Traffic Count/Day:			Avail for Auction:	No
SqFt Source:	Current Use: Vacant			Auction Date:	
Industrial SqFt:	Lot Size (Acres): 0.138			Occupant Type:	Professional
Office SqFt: 900	Lot Size Source:			Office Type:	
Retail SqFt:	Lot Size Frontage:			Industrial Type:	
Residential SqFt:	Lot Size Depth:			Retail Type:	
Warehouse Sq Ft:	Lot Size Dimensions:			Special Purpose Type:	
SqFt Price Min:	Above Ground Stories:			Total # of Drive in Doors:	
SqFt Price Max:	Basement Detail: Yes/Full			Drive in door Max Hght:	
Year Built: 1924	Fences:			Drive in door Min Hght:	
Total # of Prkng Spc:	Location: Downtown			Total # of Dock Doors:	
Miscellaneous:	Parking: Street/Public			Dock Door Max Hght:	
Freight Amenities:	Carpeting, Private Restroom, Security System			Dock Door Min Hght:	
Heating Type:				Ceiling Height:	
Heating Fuel:				Ceiling Height Max:	
Roof:				Ceiling Height Min:	
Water/Sewer: Public Water					
Cooling Type: Central Air					
Terms/Conditions:					
Cost:	Equipment-Part				
Util/Owner Pays:	Per Mon Cost Per Month: 600	Cost Per SqFt:		Cost Other:	
Util/Tenant Pays:	Trash Collection				
	Cable/Electric Link, Electric, Gas, Heating, Sewer, Water				

<u>Income & Expenses</u>				Additional Expenses 1:
Gross Rent:	Insurance:			Amount Expenses 1:
Other Income:	Management:			Additional Expenses 2:
Total Gross Rent:	Maintenance:			Amount Expenses 2:
Vacancy Allowance:	Heat:			Additional Expenses 3:
Cap Rate:	Electric:			Amount Expenses 3:
Total Annual Expense:	Sewer/Water:			Additional Expenses 4:
Net Operating Income:	Trash/Rubbish:			Amount Expenses 4:
Expense Information:	Miscellaneous:			Additional Expenses 5:
Annual RE Tax:	Lawn/Snow Maint:			Amount Expenses 5:
	Reserves:			

Remarks: **Great opportunity to lease office space in Downtown Ashtabula! This space was previously used as an office/training facility for the medical field and can easily be converted to what you need it for. Revitalization of the area is in process, do not miss your chance to be a part of Main Avenue's come back!**

Presented By:	Julie Coates	Novella Realty, LLC.
	Primary: (440) 624-4032	18 East Jefferson Street
	Fax:	Jefferson, OH 44047
		(440) 624-4032
	E-Mail: julie@novellarealty.com	Fax:
08/02/2022	Web Page:	<i>See our listings online:</i>
		www.novellarealty.com

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