



Commercial **ML#:** 3197595 **Status:** Active **LP:** \$1,700,000
[15525 W High St Middlefield, OH 44062-9265](http://15525_W_High_St_Middlefield_OH_44062-9265) **Unit/Lot#:** **SP:**
Subdivision/Complex: **List Date:** 01/20/11
Property Subtype: Retail **County:** Geauga **List Date Rec:** 01/21/11
Parcel ID #: [19051500](#) **MultiplePIN #'s:** No **Pending Date:**
Area: 1514 **MLS Cross Ref #:** **Off Mkt Date:**
Photos: [6](#) **VT:** [Yes](#) **OH:** No **Attachments:** **Closing Date:**
Directions: Rt 87 west of Rt 608. West of Walmart, McDonalds, & Rite Aid, East of Tractor Supply, Wendys, Burger King. **Exp. Date:**
DOM/CDOM: 81/81

Property Information:		Traffic Count/Day:	For Sale:	Yes
Approx Fin SqFt:	16874	Current Use:	For Lease:	No
SqFt Source:	Public Record	Lot Size:	Avail for Auction:	No
Industrial SqFt:		Lot Size Source:	Auction Date/Time:	
Office SqFt:		Lot Size Frontage:	Occupant T ype:	Owner
Retail SqFt:	10420	Lot Size Depth:	Office Type:	
Residential SqFt:		Lot Size Dimensions:	Industrial Type:	
WareHouse SqFt:		Above Ground Stories:	Retail Type:	Vehicle Related
SqFt Price Min:		Basement:	Special Purpose Type:	
SqFt Price Max:		Fences:	Total # of Drive in Doors:	
Year Built:	1952	Location:	Drive in door Max Height:	
Roof:	Asphalt/Fiberglass,Other		Drive in door Min Height:	
Total # of Prking Spc:		Parking:	Total # of Dock Doors:	
Miscellaneous:	Below Grnd Strg Tank,Generator,Security Lighting,Sign	Indoor,Outdoor	Dock Door Max Height:	
Freight Amenities:	Fuel Pumps/Tanks,Overhead Doors		Dock Door Min Height:	
Heating Type:			Ceiling Height:	
Heating Fuel:			Ceiling Height Max:	
Water/Sewer:	Public Sewer,Public Water		Ceiling Height Min:	
Cooling Type:				
Terms/Conditions:	Sell As Entity			
Cost:	Other	Cost Per Month:	Cost Per SqFt:	Cost Other:
Util./Owner Pays:				
Util./Tenant Pays:				

Income & Expenses		Additional Expenses 1:	
Gross Rent:		Amount Expenses 1:	
Other Income:		Additional Expenses 2:	
Total Gross Rent:		Amount Expenses 2:	
Vacancy Allowance:		Additional Expenses 3:	
Cap Rate:		Amount Expenses 3:	
Gross Rent Multiplied:		Additional Expenses 4:	
Total Annual Expense:		Amount Expenses 4:	
Net Operating Income:		Additional Expenses 5:	
Expense Information:		Amount Expenses 5:	
Annual RE Tax:		Additional Expenses 6:	
		Amount Expenses 6:	

Remarks: Turn key operation. Owner retiring, Gas Station, Retail Store w/carry-out & Lotto. Automotive repair, self serve carwash, and newer Karcher & Istanbul automatics. A real money maker for the family operator. Great traffic count, Walmart, & McDonalds are the neighbors.

Office Information	2046 / M D Realty	440-632-5055	http://www.mdrealty-ltd.com
List Agent:	237040 Mark Dolezal*	440-724-3126	mdrealty@windstream.net
Co-Lister:			
Showing Instruction:	Call Agent, Call Office		List Type: Exclusive Agency
Showing Info:	Call Office and Reg.	Internet Listing: Yes	Possession: Time of Transfer
Sub Agt Comp:		Show Address to Public: Yes	Lease Option:
Buy Agt Comp:	2.5	Show Address to Clients: Yes	Land Contract:
Other Comp:	None		Mortgage by Seller:
Broker Remarks:	21 Years in business, Well Maintained. Owner says time to retire! Financials available to serious, qualified buyer. Zoned General Commercial Many possibilities for this property.		Assumable Mortgage:
			Short Sale:

Comparable Information	Sell Office:	Orig List Price:	\$1,700,000	Financed:
Sell Agent:		List Price:	\$1,700,000	Closed By:
Co Agent:		Closed Price:		Seller Giveback: