



Commercial **ML#:** 3197595 **Status:** Active **LP:** \$1,700,000
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: [7](#) **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: 267/267

Property Information: **Annual Taxes:** 12098.9 **Homestead:** **Assessments:** **For Sale:** Yes
Approx Fin SqFt: 16874 **Traffic Count/Day:** **For Lease:** No
SqFt Source: Public Record **Current Use:** B T OIL Company **Avail for Auction:** No
Industrial SqFt: **Lot Size:** 4.450 acres **Auction Date/Time:** **Occupant T ype:** Owner
Office SqFt: **Lot Size Source:** Public Record Auto **Office Type:** **Industrial Type:**
Retail SqFt: 10420 **Lot Size Frontage:** **Retail Type:** Vehicle Related
Residential SqFt: **Lot Size Depth:** **Special Purpose Type:** **Total # of Drive in Doors:**
WareHouse SqFt: **Lot Size Dimensions:** **Drive in door Max Height:**
SqFt Price Min: **Above Ground Stories:** 1 **Drive in door Min Height:**
SqFt Price Max: **Basement:** Slab **Total # of Dock Doors:**
Year Built: 1952 **Fences:** **Dock Door Max Height:**
Total # of Prking Spc: **Location:** **Dock Door Min Height:**
Miscellaneous: Below Grnd Strg Tank, Generator, Security Lighting, Sign **Heating Fuel:** **Ceiling Height:**
Freight Amenities: Fuel Pumps/Tanks, Overhead Doors **Roof:** Asphalt/Fiberglass, Other **Ceiling Height Max:**
Heating Type: **Water/Sewer:** Public Sewer, Public Water **Ceiling Height Min:**
Roof: **Cooling Type:** **Terms/Conditions:** Sell As Entity
Water/Sewer: **Cost:** Other **Cost Per Month:** **Cost Per SqFt:** **Cost Other:**
Cooling Type: **Util./Owner Pays:** **Util./Tenant Pays:**

Income & Expenses **Insurance:** **Additional Expenses 1:**
Gross Rent: **Management:** **Amount Expenses 1:**
Other Income: **Maintenance:** **Additional Expenses 2:**
Total Gross Rent: **Heat:** **Amount Expenses 2:**
Vacancy Allowance: **Electric:** **Additional Expenses 3:**
Cap Rate: **Sewer/Water:** Public Sewer, Public Water **Amount Expenses 3:**
Gross Rent Multiplied: **Trash/Rubbish:** **Additional Expenses 4:**
Total Annual Expense: **Miscellaneous:** **Amount Expenses 4:**
Net Operating Income: **Lawn/Snow Maintenance:** **Additional Expenses 5:**
Expense Information: **Reserves:** **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 **Internet Listing:** Yes **List Type:** Exclusive Agency
Showing Info: Call Office and Reg. **Show Address to Public:** Yes **Possession:** Time of Transfer
Sub Agt Comp: **Show Address to Clients:** Yes **Lease Option:**
Buy Broker Comp: 2.5 **Ownership:** Principal/NR **Land Contract:**
Other Comp: None **Comp Explain:** **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: **FHA/VA:**

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:**