




Commercial **MLS #:** 3288109 **Status:** Active **LP:** \$725,000
[5196 Chillicothe Rd Chagrin Falls, OH 44022-4173](#) **Twp:** **SP**
Subdivision/Complex: **County:** Geauga **Closing Date:**
Property Subtype: Retail **Multiple PIN #'s:** No
Parcel ID #: 29091000 **MLS Cross Ref #:**
Area: 1503 **Photos:** [14](#) **VT:** [Yes](#)
Directions: Northwest corner of Bell and 306

Property Information:	Annual Taxes: 5997.04	Homestead: No	Assessments: No	For Sale: Yes
Approx fin SqFt: 1276	Traffic Count/Day: 13140			For Lease: No
SqFt Source: Public Record Manual	Current Use: Bell Station			Avail for Auction: No
Industrial SqFt:	Lot size: 1.380 acres			Auction Date/Time:
Office SqFt:	Lot Size Source: Public Record Auto			Occupant Type: Owner
Retail SqFt: 1276	Lot Size Frontage: 200			Office Type:
Residential SqFt:	Lot Size Depth: 300			Industrial Type:
Warehouse SqFt: 0	Lot Size Dimensions: 0			Retail Type: Free Standing
SqFt Price Min: 0	Above Ground Stories: 0			Special Purpose Type:
SqFt Price Max: 0	Basement:			Total # of Drive-in Doors:
Year Built: 1966	Fences:			Drive-in Door Max Height:
	Location: Freestanding,Rural			Drive-in Door Min Height:
Total # of Prkng Spc: 0	Parking:			Total # of dock Doors:
Miscellaneous: Below Grnd Strg Tank,Private Restroom,Security Lighting,Security System,Sign				Dock Door Max Height:
Freight Amenities:				Dock Door Min Height:
Heating Type:	Heating Fuel:			Ceiling Height:
Roof: Other,Flat				Ceiling Height Max:
Water/Sewer: Private Water,Public Sewer				Ceiling Height Min:
Cooling type: Central Air				
Terms/Conditions: Equipment-All,Sell As Entity				
Cost: Other	Cost Per Month:	Cost Per SqFt:	Cost Other:	
Util./Owner Pays:				
Util./Tenant Pays:				

Income & Expenses		Additional Expenses1:
Gross Rent:	Insurance:	Amount Expenses1:
Other Income:	Management:	Additional Expenses2:
Total Gross rent:	Maintenance:	Amount Expenses2:
Vacancy Allowance:	Heat:	Additional Expenses3:
Cap Rate:	Electric:	Amount Expenses3:
Gross Rent Multiplied:	Sewer/Water:	Additional Expenses4:
Total Annual Expense:	Trash/Rubbish:	Amount Expenses4:
Net Operating Income:	Miscellaneous: Below Grnd Strg Tank,Privat	Additional Expenses5:
Expense Information:	Lawn/Snow Maintenance:	Amount Expenses5:
Annual RE Tax: \$5,998	Reserves:	Additional Expenses6:
		Amount Expenses6:

Remarks: Busy Mini-Mart gas station with Diesel fuel located at Bell and Rt. 306. Offers beer and wine carry out, Ohio Lottery, Pizza and more. Sells with all equipment. Tremendous growth opportunity for an entrepreneur in Geauga Co. Bring your work ethic and the sky is the limit!

Presented By:	Patricia Dolezal	M D Realty
	 Primary: 440-759-3786 Secondary: Other: E-mail: pattidolezal@windstream.net Web Page: http://www.mdrealty-ltd.com	15618 West High Middlefield, OH 44062 440-632-5055 Fax: 440-632-5064 <i>See our listings online:</i> http://www.mdrealty-ltd.com
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