Commercial **ML#:** 3279414 **Status:** Active **LP:** $149,000
16143 Main Market Rd Parkman, OH 44021 **Unit/Lot#:** **SP:**
Subdivision/Complex: **List Date:** 12/03/11
Property Subtype: Retail **County:** Geauga **List Date Rec:** 12/06/11
Parcel ID #: 25081120 **MultiplePIN #'s:** No **Pending Date:**
Area: 1513 **MLS Cross Ref #:** **Off Mkt Date:**
Photos: 5 **VT:** Yes **OH:** No **Attachments:** **Closing Date:**
Directions: Property is located just west of the 422 (Main Market) and 528 intersection in Parkman **Exp. Date:**
DOM/CDOM: 14/14

Property Information:
Annual Taxes: 781.40 **Homestead:** No **Assessments:** No **For Sale:** Yes
Approx Fin SqFt: **Traffic Count/Day:** **For Lease:** No
SqFt Source: **Current Use:** Video Store **Avail for Auction:** No
Industrial SqFt: **Lot Size:** 0.550 acres **Auction Date/Time:**
Office SqFt: **Lot Size Source:** Public Record Auto **Occupant T ype:**
Retail SqFt: 1736 **Lot Size Frontage:** **Office Type:**
Residential SqFt: **Lot Size Depth:** **Industrial Type:**
WareHouse SqFt: **Lot Size Dimensions:** **Retail Type:** Free Standing
SqFt Price Min: **Above Ground Stories:** 1 **Special Purpose Type:**
SqFt Price Max: **Basement:** Slab **Total # of Drive in Doors:**
Year Built: 1953 **Fences:** Chain Link **Drive in door Max Height:**
Location: Freestanding,Rural **Drive in door Min Height:**
Total # of Prking Spc: **Parking:** Driveway,On Site/Private,Outdoor **Total # of Dock Doors:**
Miscellaneous: Private Restroom **Dock Door Max Height:**
Freight Amenities: **Dock Door Min Height:**
Heating Type: Forced Air **Heating Fuel:** Gas **Ceiling Height:**
Roof: Rubber **Ceiling Height Max:**
Water/Sewer: Private Water,Public Sewer **Ceiling Height Min:**
Cooling Type: Central Air
Terms/Conditions:
Cost: Other **Cost Per Month:** **Cost Per SqFt:** **Cost Other:**
Util./Owner Pays:
Util./Tenant Pays:

Income & Expenses
Gross Rent: **Insurance:** **Additional Expenses 1:**
Other Income: **Management:** **Amount Expenses 1:**
Total Gross Rent: **Maintenance:** **Additional Expenses 2:**
Vacancy Allowance: **Heat:** **Amount Expenses 2:**
Cap Rate: **Electric:** **Additional Expenses 3:**
Gross Rent Multiplied: **Sewer/Water:** Private Water,Public Sewer **Amount Expenses 3:**
Total Annual Expense: **Trash/Rubbish:** **Additional Expenses 4:**
Net Operating Income: **Miscellaneous:** **Amount Expenses 4:**
Expense Information: **Lawn/Snow Maintenance:** **Additional Expenses 5:**
Annual RE Tax: **Reserves:** **Amount Expenses 5:**
Additional Expenses 6:
Amount Expenses 6:

Remarks: Excellent location for retail store. Great traffic count. Open floor plan can be revised to fit any need.

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: **List Type:** Exclusive Right
Showing Info: **Internet Listing:** Yes **Possession:** Time of Transfer
Sub Agt Comp: **Show Address to Public:** Yes **Lease Option:**
Buy Broker Comp: 3 **Ownership:** **Show Address to Clients:** Yes **Land Contract:**
Other Comp: None **Comp Explain:** **Mortgage by Seller:**
Broker Remarks: **Assumable Mortgage:**
Short Sale: No **FHA/VA:**

Comparable Information **Sell Office:** **Orig List Price:** $149,000 **Financed:**
Sell Agent: **List Price:** $149,000 **Closed By:**
Co Agent: **Closed Price:** **Seller Giveback:**