

GerspacherGroup.com

FOR SALE: \$199,900
FOR LEASE: \$300-\$1,500/MO
RETAIL BUILDING/RESIDENTIAL APARTMENT
AUTOMOTIVE/ CONVENIENT STORE

7485 LAKE ROAD, CHIPPEWA LAKE, OH 44215



PROPERTY HIGHLIGHTS

- 2,900 SF main building on 0.47 acres
- 1,900 SF retail area with 2 drive in doors, 1,000 SF apartment
- 440 SF cold storage building and 144 SF shed
- Former beverage store, and all retail fixtures, appliances, and furnishings are included in sale price
- Zoned Local Commercial
- Recently renovated
- Signage on building and pylon
- 10 parking spaces
- 3.4 miles to I-71 and I-76 Cloverleaf
- Annual property taxes of \$889.32
- Potential annual rental income of \$21,600

LISTING AGENTS

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