

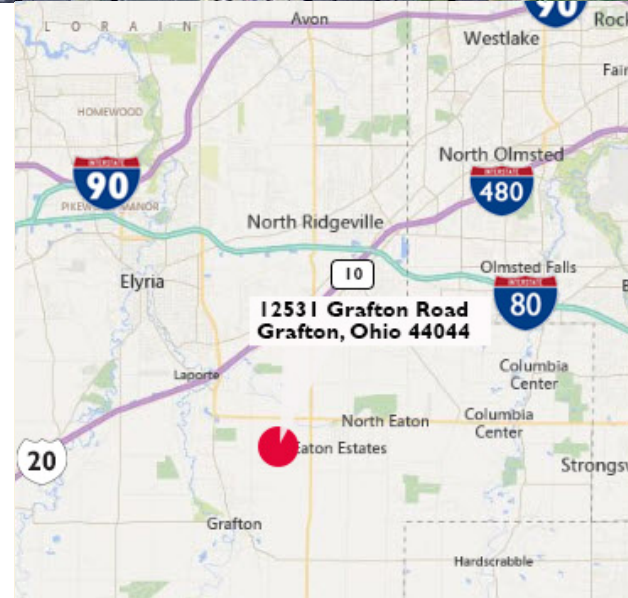
**ESTATE DIRECTS IMMEDIATE SALE**



**PRICE REDUCED TO  
\$350,000**

**Property Highlights**

- 44.53 acres of land available
- Seller will subdivide
- 8.33 acres is zoned for GB-I (General Business) including LC-I and RC-I
- 36.20 acres is zoned for R-I (Residential)
- Located on the corner of Grafton and Capel Road within 6 miles from I-80 and 8 miles from I-480
- Sanitary sewers within 200 feet of property
- Immediately adjacent to Midview high school

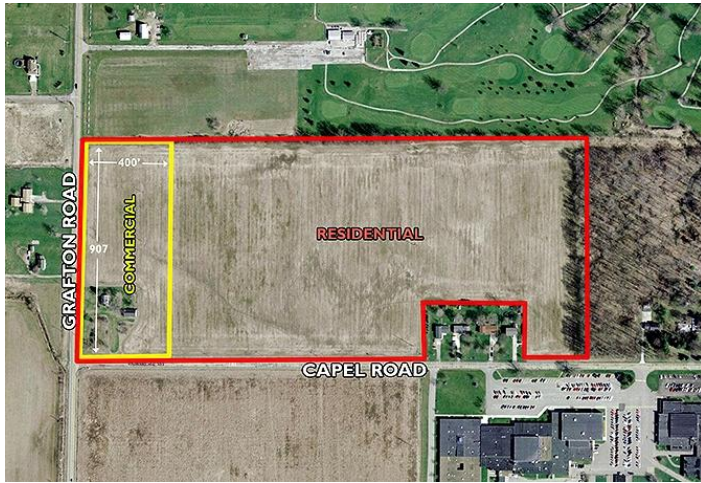


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Profile 1 of 1

**Summary (31940)**



**KANTOSKY FARM**  
**12531 Grafton Rd.**  
**Grafton, OH 44044**

**County:** Lorain  
**Market:** NW-Z3  
**Sub Market:** Lorain County Area  
**Land Size (SF):** 1,939,726 SF  
**Land Size (Acres):** 44.53 Acres

**General Listing/Transaction Information**

**Asking Price:** \$350,000.00 \$0.18 Per SF  
**Price/Acre:** \$7,859.87  
**Transaction Type:** Sale

**Contacts**

**Listing Broker(s)** Matthew Beesley, SIOR  
CRESCO Real Estate  
216.525.1466  
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**Site**

**Parcel Number:** 11-00-096-000-047 & 11-00-097-000-041  
**Zoning:** Residential/Commercial

**Utilities**

**Gas:** Other  
**Water:** City  
**Sewer:** City

**Comments**

**Listing Comments:** Commercial & Residential property. 8.33 acres is zoned for GB-1 (General Business) including LC-1 and RC-1. 36.20 acres is zoned for R-1 (Residential). Located on the corner of Grafton and Capel Road within 6 miles of I-80 and 8 miles from I-480. Sanitary sewers within 200 feet of the property. Immediately adjacent to Midview High School. Owner will subdivide the property. All reasonable offers will be considered.