



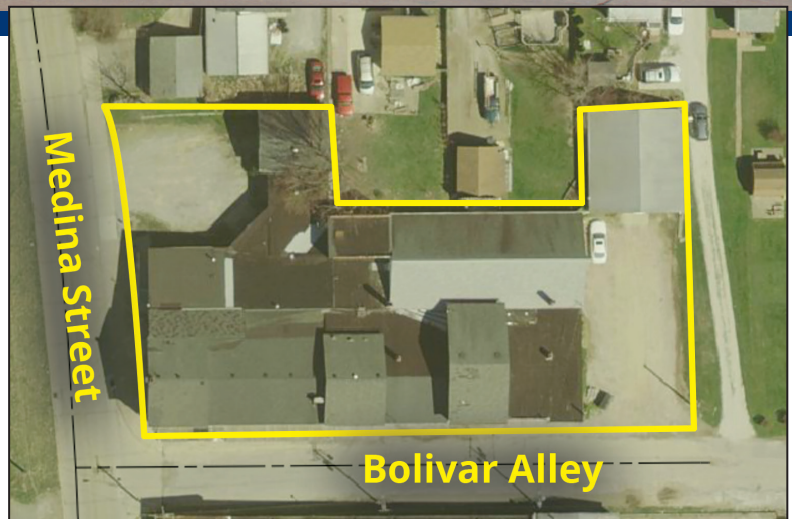
Property Highlights

FOR SALE: \$249,000

WAREHOUSE/BUILDING: 16,000 SF

- 16,000 SF warehouse/building
- Additional \$10,000 potential rent for vacant spaces
- Redevelopment opportunity
- Good rental history and cash flow
- Zoned C-2 Commercial
- North of Liberty Street on the NE corner of N. Medina Street and Bolivar Alley

Actual Gross Income.....	\$36,000
Estimated Operating Expenses.....	\$8,164
Net Operating Income.....	\$27,864
Cap Rate.....	11.2%



LISTING AGENTS

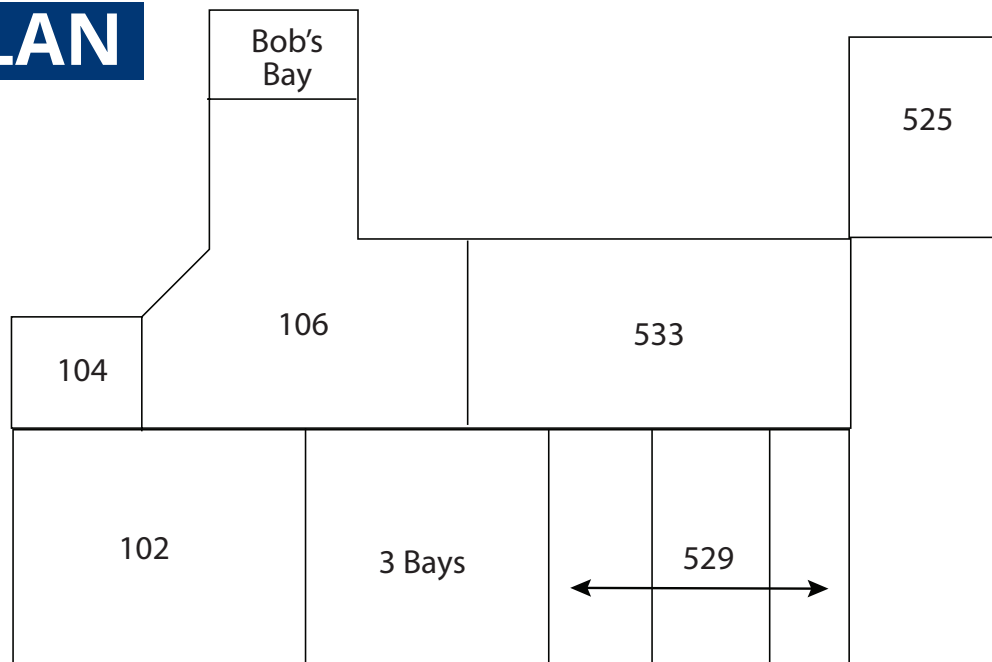
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102 N Medina Street is a 16,000 SF warehouse building that has many configurations and options for contiguous space. The building sits on .53 acres and was originally constructed in 1912 with major repairs and updates as recent as 2017. It's configuration allows for individually metered units and is comprised of four unique buildings. It has a strong rental history and consistently attracts contractors, tradespeople, and various storage space users for affordable rental rates. The space is ideal for garage and storage users, especially those that may need more or less space throughout the length of their lease. It's convenient location North of Liberty Street on the NE corner of North Medina Street allows for a great potential redevelopment opportunity. With updates throughout the building, rental rates could be increased for additional cash flow. This is an affordable, starter investment that needs a little love and will provide good net operating income.

FLOOR PLAN



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