

DEVELOPMENT OPPORTUNITY



## FOR SALE

**1639 N RIDGE ROAD** LORAIN, OHIO 44055

## **Property Highlights**

Ave

- 200 feet of frontage
- High traffic counts (18,969 VPD) •
- Busy intersection of Elyria Ave. & N Ridge Rd. •
- New O'Reilly Auto Parts store next door •
- Site located in the 10th largest city in Ohio and neighboring the 14th (Elyria)

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N Ridge Rd E



Profile 1 of 1

## Summary (35335)



## 1639 North Ridge Road Lorain, OH 44055

Lot Dimensions (LxW Land Size (SF): Land Size (Acres):	/): 200x230 43,560 SF 1 Acres	
General Listing/Transaction Information		
Asking Price:	\$198,000.00 \$4.55 Per SF	
Price/Acre:	\$198,000.00	
Transaction Type:	Sale	
Contacts		
Listing Broker(s)	Brian Smith CRESCO Real Estate 216.525.1476 bsmith@crescorealestate.com	

one	
Parcel Number:	03-00-111-114-011,018
Zoning:	Commercial
Access:	Excellent
Visibility:	Excellent
Frontage:	200
Topography:	Flat
Land Condition:	Excellent
Utilities	
Gas:	Columbia Gas
Water:	City
Sewer:	City
Power Supplier:	First Energy
Phone:	CenturyLink
Cable:	Spectrum
Comments	