

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)

BRIAN SMITH Sales Associate 216.525.1476 bsmith@crescorealestate.com



3 Summit Park Drive, Suite 200 Cleveland, Ohio 44131 Main 216.520.1200 Fax 216.520.1828 crescorealestate.com

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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 | |