

**DEVELOPMENT  
OPPORTUNITY**



**Property Highlights**

- 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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**Summary (35335)**



**1639 North Ridge Road  
Lorain, OH 44055**

**Lot Dimensions (LxW):** 200x230  
**Land Size (SF):** 43,560 SF  
**Land Size (Acres):** 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  
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**Site**

**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**