

22571 W. FRONT STREET
CURTICE, OH 43412

COMMERCIAL BUILDING FOR SALE
3,575 Square Feet



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FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER SHIRLEY'S CARRYOUT



GENERAL INFORMATION

Sale Price:	\$150,000
Building Size:	2,150 SF - Vacant space 1,425 SF - Apartment
Number of Stories:	1 – Vacant space & 2 – Apartment
Year Constructed:	1950
Condition:	Good
Acreage:	0.25 Acres 66' x 165'
Closest Cross Street:	N. Curtice Road
County:	Ottawa
Zoning:	Commercial
Parking:	Street & leased gravel lot - located across the street
Curb Cuts:	None
Street:	2 lane, 2 way



For more information, please contact:

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Four SeaGate, Suite 608
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BUILDING SPECIFICATIONS

Exterior Walls:	Wood & vinyl siding
Structural System:	Wood joist
Roof:	Built up & shingle
Floors:	Concrete & wood
Floor Coverings:	Carpet & vinyl tile
Ceiling Height:	9'
Basement:	No
Heating:	Gas Forced Air
Air Conditioning:	Central
Power:	200 amps – vacant space 100 amps – apartment
Restrooms:	1 each

BUILDING INFORMATION

Current Occupant:	Owner
Occupancy Date:	At closing
Sign on Property:	No
Key Available:	No

2020 REAL ESTATE TAXES

Parcel Number:	001 0068000 812000
Total Taxes:	\$2,933.24

- Apartment tenant pays \$775 per month.
- The property is on a septic system and uses well water.
- Vacant space can easily be reinstated as a carryout.

Comments:

- The carryout is closed but some equipment is available, price negotiable.



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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.