

MIXED-USE BUILDING IN DOWNTOWN AMHERST



MIXED-USE BUILDING IN DOWNTOWN AMHERST FOR SALE
133 Park Ave, Amherst, OH 44001

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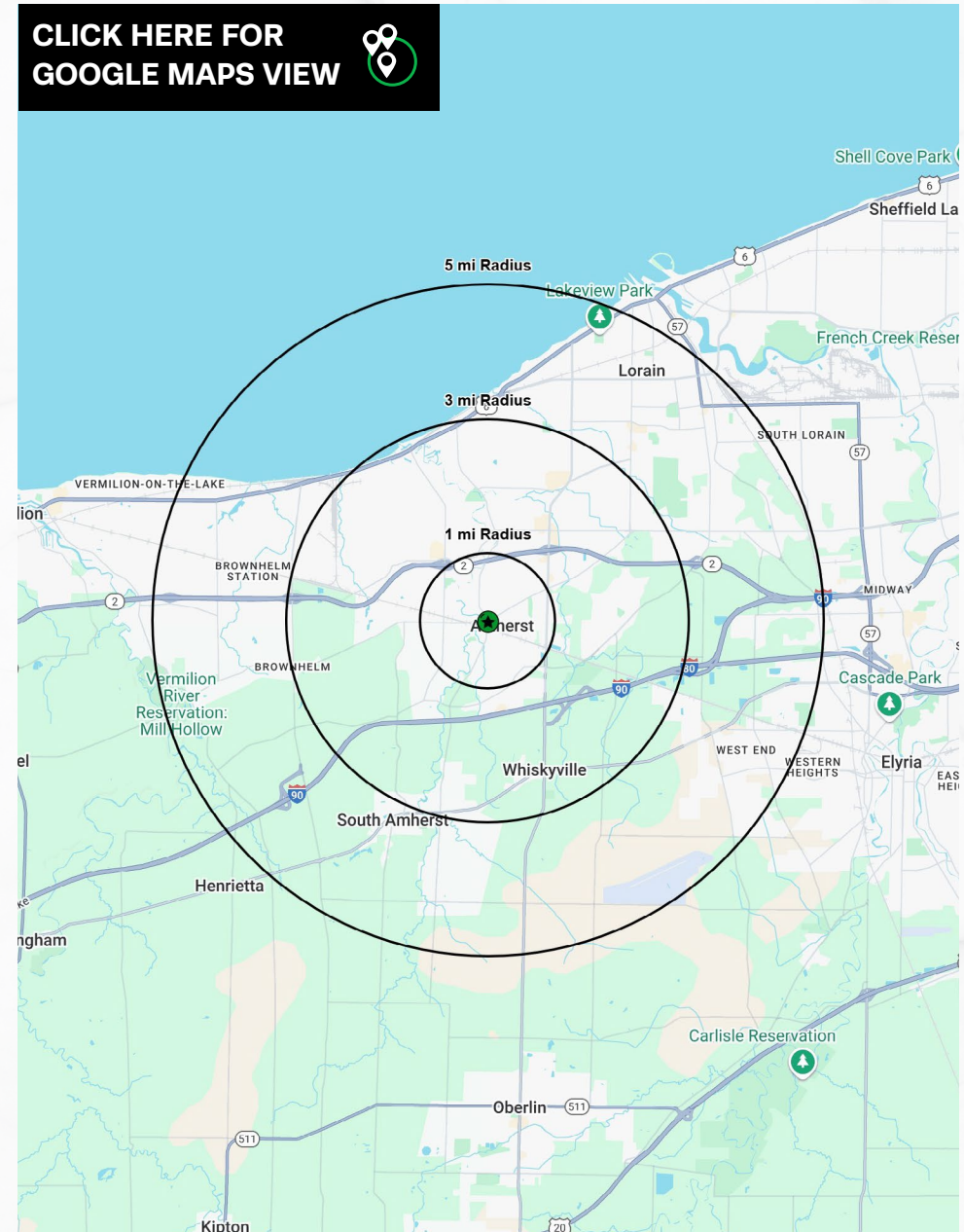
PROPERTY OVERVIEW

PROPERTY SUMMARY

- +/-5,600 SF well-maintained commercial mixed-use building in Downtown Amherst for sale
- First floor is occupied by owner's construction company (business is also available for sale)
- Second floor is tenant-occupied
- In close proximity to bars, restaurants and retail service providers.
- Seller's 3,800 SF flex building with outdoor storage is also available for sale at \$265,000
- Great opportunity to acquire a mixed-use and flex buildings together plus an established construction business
- **Sale Price: \$440,000**

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	6,848	35,212	76,229
HOUSEHOLDS	2,909	14,897	32,406
AVERAGE HH INCOME	\$128,988	\$111,504	\$88,263
MEDIAN HH INCOME	\$90,199	\$84,878	\$66,498
DAYTIME POPULATION	5,425	22,040	48,230

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GOOGLE MAPS VIEW



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MICRO AERIAL



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