

7,064 SF FOR SALE

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PRICE REDUCED!



MULTI-TENANT FLEX INDUSTRIAL BUILDING

772 BROAD ST, WADSWORTH, OH 44281

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PROPERTY OVERVIEW

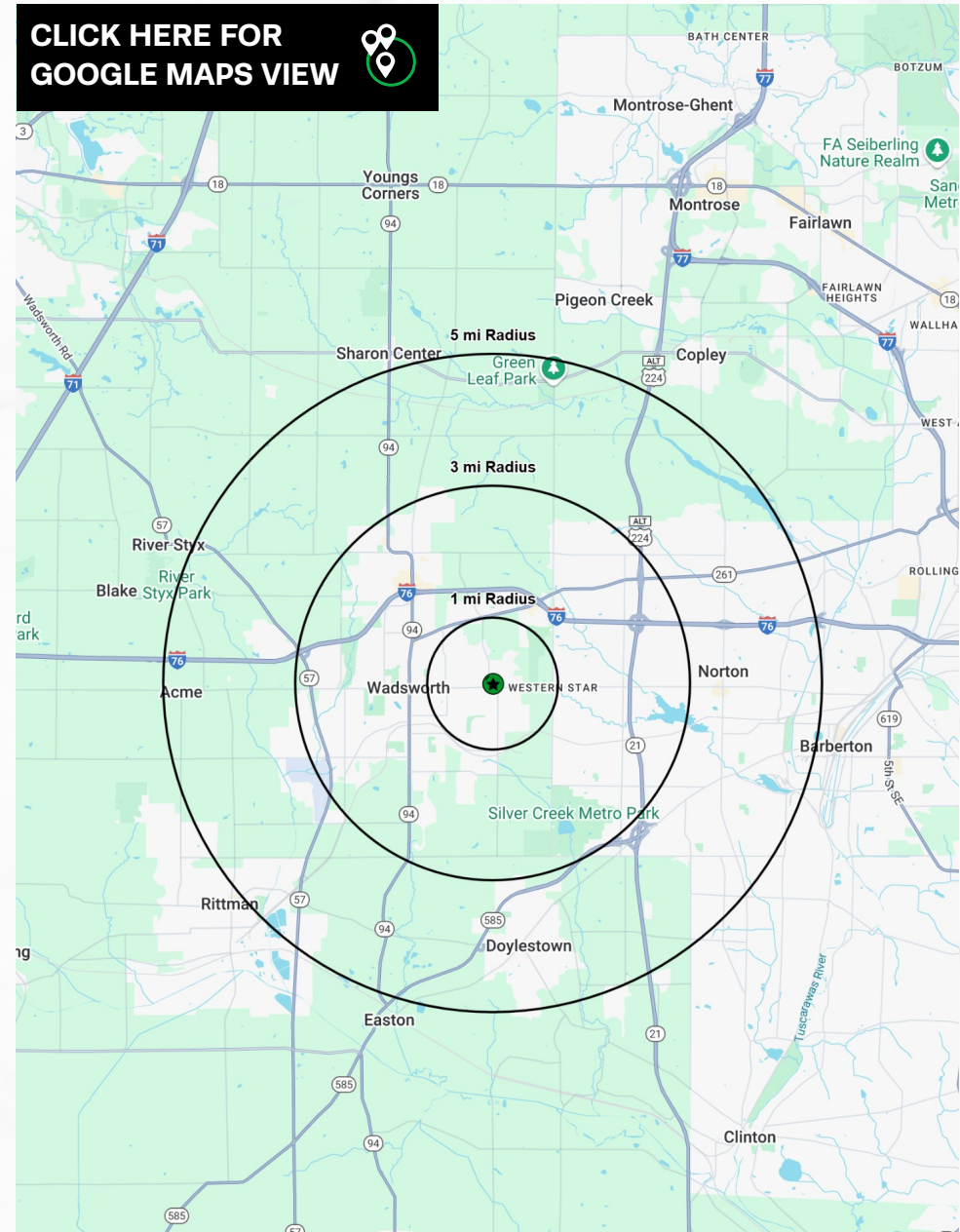
PROPERTY SUMMARY

- Multi-tenant flex industrial building on 1 acre
- Front retail building: Leased (*Month-to-month*)
- 12' ceiling height
- Perfect for Owner/User – Auto sales & repair, trade contractors, or service business
- Secure Industrial outdoor storage
- Buildings in immaculate shape / Newly sealed parking lot
- 19' x 10' Lift (3,000 lb capacity) / (2) 11'x11' drive-in doors
- Included: Air compressor, 200 cubic ft storage shed, pallet shelving, shop cabinets, and office furniture
- **Reduced Price: \$659,000**
- Visit: <http://www.hannacre.com/johnlubinski> for more information

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	6,597	31,207	60,423
HOUSEHOLDS	2,696	12,832	25,021
AVERAGE HH INCOME	\$118,623	\$116,567	\$110,960
MEDIAN HH INCOME	\$88,975	\$86,194	\$82,085
DAYTIME POPULATION	3,216	18,951	37,449

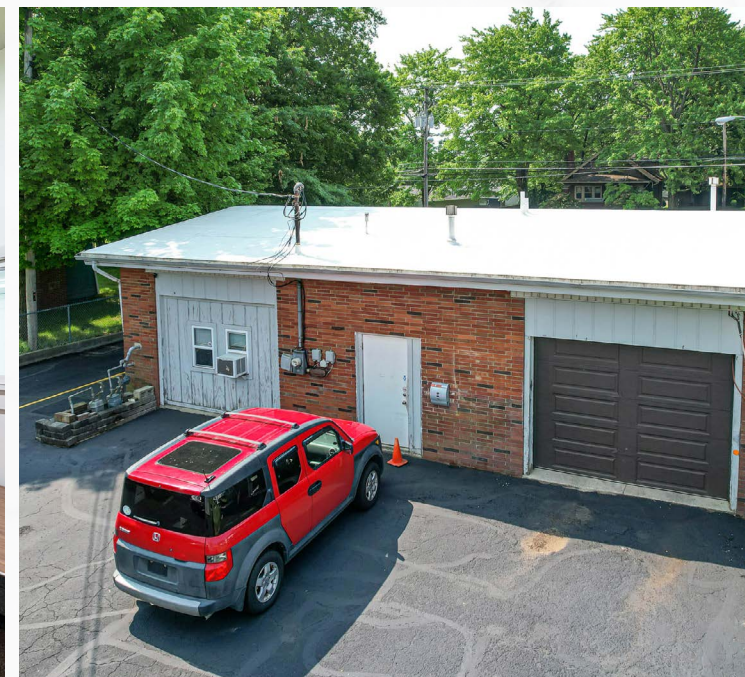
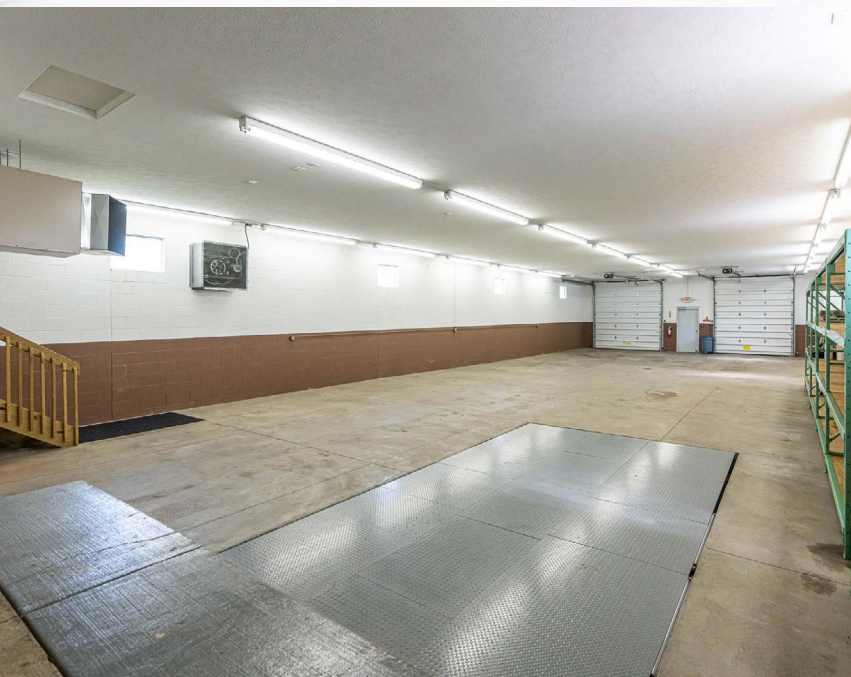
CLICK HERE FOR
GOOGLE MAPS VIEW



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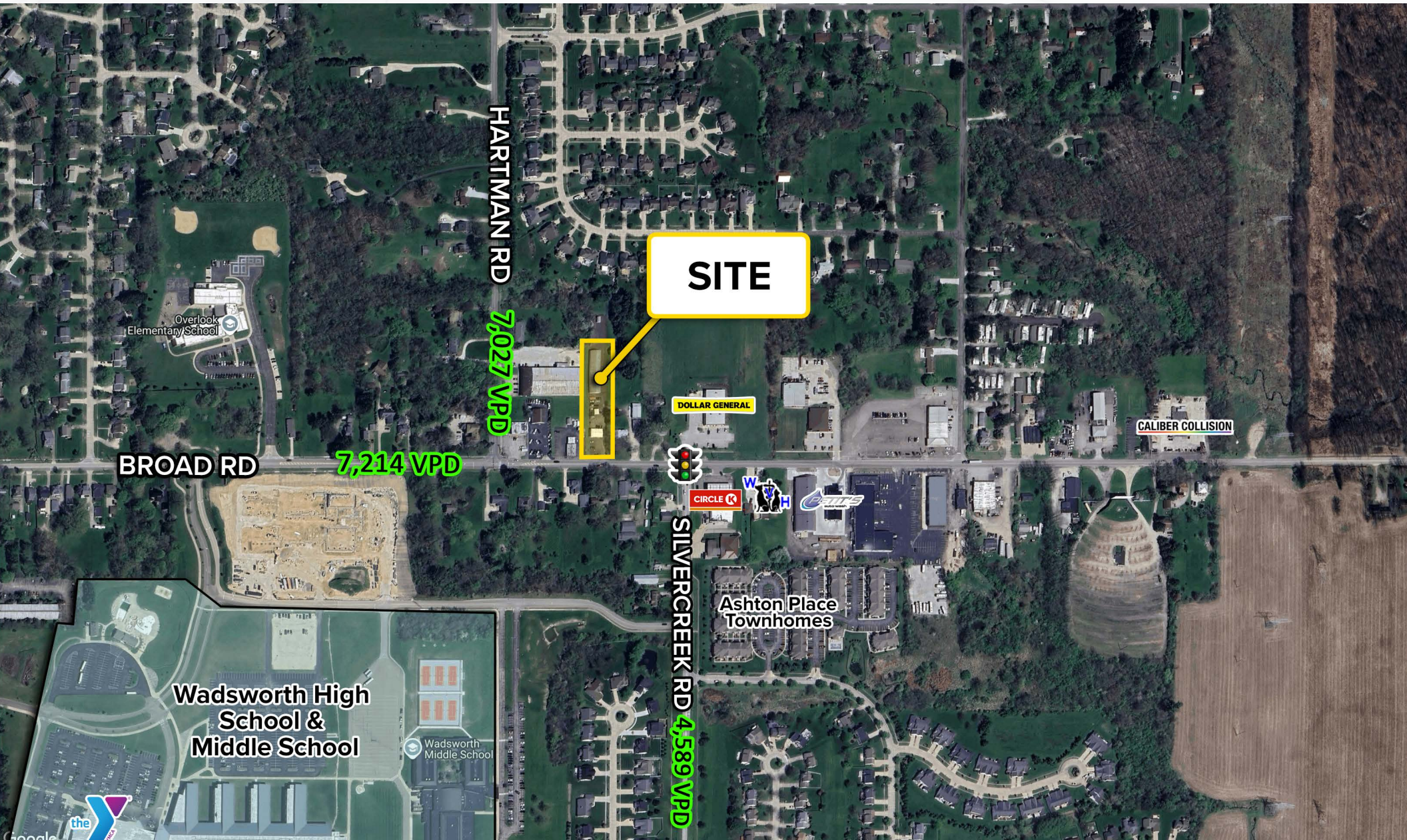
PICTURES



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MICRO AERIAL



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