NAI Pleasant Valley

For Sale or Lease
Warehouse
Medina County



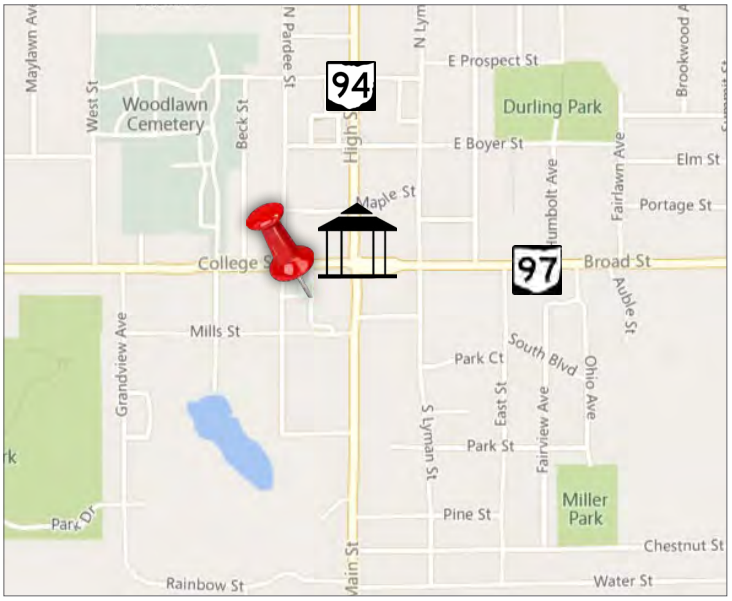
Property Details

- **Sale price:** $285,000
- **Total SF:** 6,377
- **Available SF:** 1,500-5,000 (Unit 110)
- **Lease Price:** $4.00 PSF
- **Zoning:** Downtown Commercial
- **Interchange:** I-76/SR-224
- **Distance:** 1.6 miles
- **Located:** Close to Downtown Wadsworth Square

110-112 Watrusa Ave.
Wadsworth, OH 44281

UNIT	SQUARE FEET	LEASE RATE
110	1,500-5,000 SF	$4.00
112	1,377 SF	LEASED

Demographics	1 Mile	3 Miles	5 Miles
Population:	11,165	27,835	51,648
Households:	4,476	11,017	20,254
Median Age:	39.2	40.9	42.5
Average HH Income:	$75,005	$84,745	$81,941



Roger Sours, CCIM, MAI
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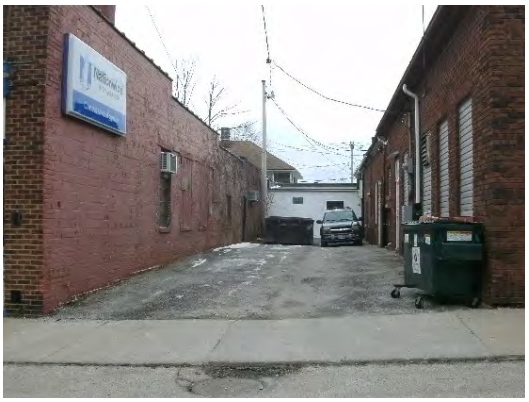
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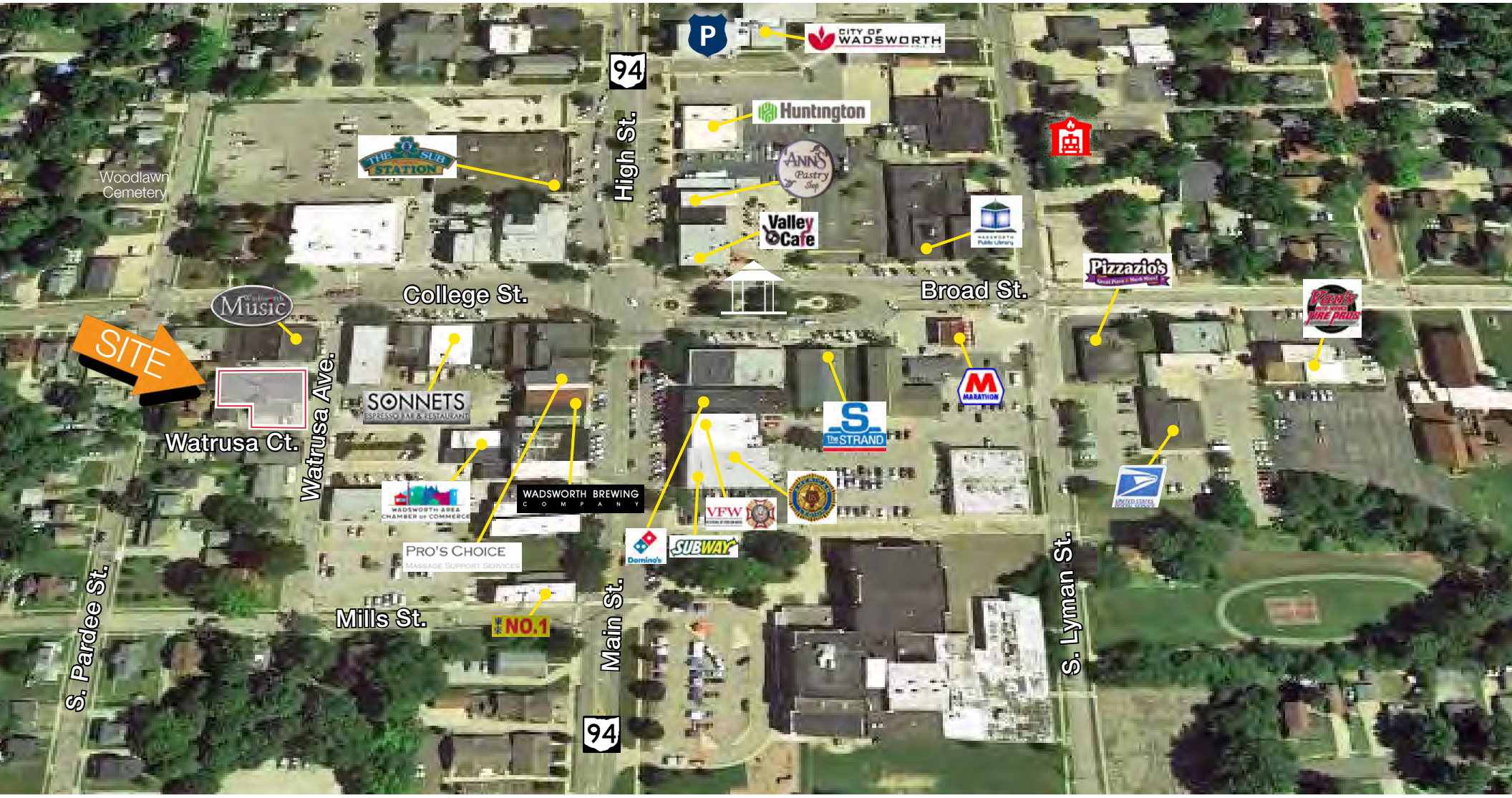
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Property Details

TOTAL SF:		6,377 SF
AVAILABLE SF:		1,500 - 5,000 SF (Unit 110)
WAREHOUSE SF:		5,000 SF
ZONING:		Downtown Commercial
PARCEL #:		040-20C-05-005, 040-20C-05-010
FRONTAGE:		93' on Watrusa Ave.
YEAR BUILT / REMODELED:		1935 / 1980
GL DOORS:	(1)	12' x 12'
POWER:		208 volts, 200 amps, 3 phase
PARKING:		public parking nearby

Price Details

SALE PRICE:	$285,000
TAXES:	$2,722 (2018)
LEASE RATE:	$4.00 PSF

Location Details

INTERCHANGE:	SR-94 / I-76
DISTANCE:	588 ft. / 1.6 miles
LOCATED:	near Downtown Wadsworth Square

For more information:

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