


380 38th St Bellaire, OH 43906

 Listing



Commercial ML: **4124565 Sold**
380 38th St, Bellaire, OH 43906
 Area: BEL07-Pultney Township Subdiv: **K Sub**
 Subtype: **Retail** Twp: **Bellaire Corp.**
 Parcel ID: **29-00788-000** Lot #:
 County: **Belmont**

LP: **\$250,000**
 SP: **\$230,000**
 List Date: **08/09/19**
 List Date Rec: **08/13/19**
 Pending Date: **08/13/19**
 Contingent Dt:
 Off Mkt Date: **08/13/19**
 Closing Date: **09/30/19**
 Exp. Date:
 DOM/CDOM: **0/0** 



Directions: **Located in Bellaire Ohio across from the Dairy Queen.**

Recent Change: 09/30/2019 : S : P->S

<u>Property Information</u>	Annual Taxes: 2109.23	Homestead: No	Assessments: No	For Sale/Lease:	For Sale
Approx Fin SqFt:	Traffic Count/Day:			Avail for Auction:	No
SqFt Source:	Current Use:			Auction Date:	
Industrial SqFt:	Lot Size (Acres): 0.244			Occupant Type:	Tenant Building
Office SqFt:	Lot Size Source:			Office Type:	
Retail SqFt:	Lot Size Frontage:			Industrial Type:	
Residential SqFt:	Lot Size Depth:			Retail Type:	Free Standing
Warehouse Sq Ft:	Lot Size Dimensions:			Special Purpose Type:	
SqFt Price Min:	Above Ground Stories: 1			Total # of Drive in Doors:	
SqFt Price Max:	Basement Detail: No/None			Drive in door Max Hght:	
Year Built: 1994	Fences:			Drive in door Min Hght:	
Total # of Prkng Spc:	Location: Downtown Driveway			Total # of Dock Doors:	
Miscellaneous:	Parking:			Dock Door Max Hght:	
Freight Amenities:				Dock Door Min Hght:	
Heating Type: Forced Air				Ceiling Height:	
Heating Fuel: Gas				Ceiling Height Max:	
Roof: Other				Ceiling Height Min:	
Water/Sewer: Public Water					
Cooling Type: Central Air					
Terms/Conditions:					
Cost: Per Month	Cost Per Month: 1,800			Cost Other:	
Util/Owner Pays: Electric, Gas, Heating, Sewer, Water					
Util/Tenant Pays: Other					

<u>Income & Expenses</u>	Insurance:	Additional Expenses 1:
Gross Rent:	Management:	Amount Expenses 1:
Other Income:	Maintenance:	Additional Expenses 2:
Total Gross Rent:	Heat:	Amount Expenses 2:
Vacancy Allowance:	Electric:	Additional Expenses 3:
Cap Rate:	Sewer/Water:	Amount Expenses 3:
Total Annual Expense:	Trash/Rubbish:	Additional Expenses 4:
Net Operating Income:	Miscellaneous:	Amount Expenses 4:
Expense Information:	Lawn/Snow Maint:	Additional Expenses 5:
Annual RE Tax:	Reserves:	Amount Expenses 5:

Remarks: **Great investment property!**

<u>Office Information</u>	C10160/Paull Associates Real Estate 	(304) 280-4804	
List Agent:	C2015002174/Lee C. Paull IV 	(304) 280-4804	lee4@paullassociates.com
Co-Lister:			
Showing Instruct:			List Type: Exclusive Right
Showing Info:		Internet Listing: Yes	Possession: Other
		Show Addr to Client: Yes	Short Sale: No
Buy Broker Comp: 2.4	Ownership:	Online Bidding: No	
Other Comp: None	Comp Explain: LISTING AGENCY RECEIVES 60% OF THE COMMISSION AND THE SELLING RECEIVES 40%.		
Available Finance:			
Broker Remarks:			

<u>Comparable Information</u>	C10160/Paull Associates Real Estate	Orig List Price: \$250,000	Financed: Cash
Sell Agent:	C2015002174/Lee C. Paull IV	List Price: \$250,000	Sale Date: 09/30/19
Co Agent:		Sale Price: \$230,000	Closed By: Sale
Selling Comments:			Seller Giveback: 0

Prepared By: Jeffrey S. Lane

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 10/11/2019

3293 Belmont St Bellaire, OH 43906

Listing



Commercial ML: **4095857 Sold**
3293 Belmont St, Bellaire, OH 43906
 Area: BEL07-Pultney Township Subdiv: **Bellaire**
 Subtype: **Mixed Use** Twp: **Bellaire Corp.**
 Parcel ID: **29-03643-000 29-03714.000 29-03713.000 29-03712.000 29-03547.000** Lot #: **10, 11, 12, 13** Pending Date: **07/11/19**
 County: **Belmont** Contingent Dt: Off Mkt Date: **07/11/19** Closing Date: **07/12/19** Exp. Date: DOM/CDOM: **64/64**
 Directions: **Corner of Belmont and 33rd in downtown Bellaire.**

Property Information

Approx Fin SqFt: 9,900	Annual Taxes: 2970.11	Homestead: No	Assessments: No	For Sale/Lease: For Sale
SqFt Source:	Traffic Count/Day:			Avail for Auction: No
Industrial SqFt:	Current Use:			Auction Date:
Office SqFt:	Lot Size (Acres): 0.350			Occupant Type: Tenant
Retail SqFt:	Lot Size Source:			Office Type:
Residential SqFt:	Lot Size Frontage: 33			Industrial Type:
Warehouse Sq Ft:	Lot Size Depth: 120			Retail Type: Restaurant
SqFt Price Min:	Lot Size Dimensions: 33x120, 80x91(park)			Special Purpose Type:
SqFt Price Max:	Above Ground Stories: 3			Total # of Drive in Doors:
Year Built: 1900	Basement Detail: Yes/Partial			Drive in door Max Hght:
	Fences:			Drive in door Min Hght:
Total # of Prkng Spc:	Location: Downtown			Total # of Dock Doors:
Miscellaneous:	Parking: On Site/Private, Outdoor, Street/Public			Dock Door Max Hght:
Freight Amenities:				Dock Door Min Hght:
Heating Type: Forced Air				Ceiling Height:
Heating Fuel: Gas				Ceiling Height Max:
Roof: Asphalt/Fiberglass, Other				Ceiling Height Min:
Water/Sewer: Public Water, Public Sewer				
Cooling Type: Central Air				
Terms/Conditions:				
Cost:	Cost Per Month:	Cost Per SqFt:	Cost Other:	
Util/Owner Pays:				
Util/Tenant Pays:				

Income & Expenses

Gross Rent:	Insurance:	Additional Expenses 1:
Other Income:	Management:	Amount Expenses 1:
Total Gross Rent:	Maintenance:	Additional Expenses 2:
Vacancy Allowance:	Heat:	Amount Expenses 2:
Cap Rate:	Electric:	Additional Expenses 3:
Total Annual Expense:	Sewer/Water:	Amount Expenses 3:
Net Operating Income:	Trash/Rubbish:	Additional Expenses 4:
Expense Information:	Miscellaneous:	Amount Expenses 4:
Annual RE Tax:	Lawn/Snow Maint:	Additional Expenses 5:
	Reserves:	Amount Expenses 5:

Remarks: **Flex building with former Rigas Restaurant and all equipment, two retail rental storefronts, with residential rental apartments above. Current owners want to see this well loved restaurant successfully transition in to new ownership. Rigas Restaurant opened in November 1963 and closed it's doors September 2017, after 54 years of serving the area. It's time for a new owner to step in and build upon the legacy created by the Rigas family! Price includes the 29 car parking lot on the corner of 33rd and Guernsey. This location is well known and ready for a new owner!**

Office Information

List Agent: C2003000901/John M. Sambuco	(740) 695-3131 F:(740) 695-3168	
Co-Lister:	(740) 391-9009 F:(740) 695-3168	johnsambuco@gmail.com
Showing Instruct: Call Agent	7403919009	List Type: Exclusive Right
Showing Info: Agent has key	Internet Listing: Yes	Possession: Time of Transfer
Buy Broker Comp: 2.4	Show Addr to Client: Yes	Short Sale: No
Other Comp: None	Ownership: Principal/NR	Online Bidding: No
Available Finance:	Comp Explain:	
Broker Remarks: Contingent due to financing		


Comparable Information

Sell Agent: C399819/David A. Major	Orig List Price: \$295,000	Financed: Conventional
Co Agent:	List Price: \$295,000	Sale Date: 07/12/19
Selling Comments:	Sale Price: \$250,000	Closed By: Sale
		Seller Giveback:

Union St Bellaire, OH 43906

 Listing



Commercial ML: **3851143** **Sold**
Union St, Bellaire, OH 43906
 Area: BEL07-Pultney Township Subdiv:
 Subtype: **Mixed Use** Twp: **Bellaire Corp.**
 Parcel ID: **29-03429-000** Lot #: County: **Belmont**
 LP: **\$145,000**
 SP: **\$120,000**
 List Date: **10/08/16**
 List Date Rec: **10/10/16**
 Pending Date: **04/13/17**
 Contingent Dt:
 Off Mkt Date: **04/13/17**
 Closing Date: **05/16/17**
 Exp. Date:
 DOM/CDOM: **193/193** 

Directions: **Rt. 7 to 2nd Bellaire Exit right at the light then right at the 4 way stop onto Union Street wind to the end and the Building is on the Corner of Union and 32nd Street**

Property Information

Approx Fin SqFt: 7,920	Annual Taxes: 1495.60	Homestead: No	Assessments: No	For Sale/Lease: For Sale
SqFt Source: Auditors Website	Traffic Count/Day:	Current Use: (4 apartments)		Avail for Auction: No
Industrial SqFt:	Lot Size (Acres): 0.060	Lot Size Source: Auditors Website		Auction Date:
Office SqFt:	Lot Size Frontage: 80	Lot Size Depth: 33		Occupant Type:
Retail SqFt:	Lot Size Dimensions: 80x33	Above Ground Stories:		Office Type: Building
Residential SqFt:	Basement Detail: Yes/Full, Partially Finished	Fences:		Industrial Type:
Warehouse Sq Ft:	Location: Downtown Assigned	Parking: Security System		Retail Type:
SqFt Price Min:				Special Purpose Type:
SqFt Price Max:				Total # of Drive in Doors:
Year Built: 1916				Drive in door Max Hght:
Total # of Prkng Spc: 8				Drive in door Min Hght:
Miscellaneous: Private Restroom, Security Lighting, Security System				Total # of Dock Doors:
Freight Amenities:				Dock Door Max Hght:
Heating Type: Forced Air, Space Heaters				Dock Door Min Hght:
Heating Fuel: Gas				Ceiling Height:
Roof: Rubber				Ceiling Height Max:
Water/Sewer: Public Water, Public Sewer				Ceiling Height Min:
Cooling Type: Central Air, Wall Unit(s)				
Terms/Conditions:				
Cost: Other	Cost Per Month:	Cost Per SqFt:	Cost Other:	
Util/Owner Pays: Electric, Gas, Sewer, Trash Collection, Water				
Util/Tenant Pays: Cable/Electric Link				

Income & Expenses

Gross Rent:	Insurance: 700	Additional Expenses 1:
Other Income:	Management:	Amount Expenses 1:
Total Gross Rent: 25,000	Maintenance:	Additional Expenses 2:
Vacancy Allowance:	Heat:	Amount Expenses 2:
Cap Rate:	Electric:	Additional Expenses 3:
Total Annual Expense:	Sewer/Water:	Amount Expenses 3:
Net Operating Income:	Trash/Rubbish:	Additional Expenses 4:
Expense Information:	Miscellaneous:	Amount Expenses 4:
Annual RE Tax:	Lawn/Snow Maint:	Additional Expenses 5:
	Reserves:	Amount Expenses 5:

Remarks: **Own a Part of Bellaire History! This 100 Year Old Bank Building Currently Partially Rented with several additional income areas to be filled.....large furnished loft apartment with an outstanding view, Street Front Office, and the Basement level is finished into a Rec Room with Kitchen & shower Room and much more....Updates over the years per the owner are: all the windows were replaced, wiring, heating, and plumbing upgraded....Owner pays all the utilities.....the building is solid!! Visible from Rt.7 with easy access.....8 parking spaces in lot across from the building have been recorded in the deed until 2027**

Office Information

List Agent: c10098/Sulek & Dutton Real Estate 	(740) 699-0909F:(740) 699-0808	
Co-Lister: c360354/Marge J. Kress 	(304) 281-1915F:(740) 699-0808	margekress@gmail.com
Showing Instruct: Call Agent, Call Office	304-281-1915	List Type: Exclusive Right
Showing Info: Owner has to be contacted then he will set up and open	Internet Listing: Yes	Possession: Negotiable
Buy Broker Comp: 2.4	Ownership: Comp Explain:	Short Sale: No
Other Comp: None		
Available Finance: Cash, Conventional	Show Addr to Client: Yes	
Broker Remarks: Showing Instructions: Owner will set up appointments with tenants and open the property..... call the office or the agent to make appointments Owner pays all utilities.....8 spaces in parking lot across the street are recorded in deed for the owner until 2027 RENTAL NOTICE: THE OWNER AGREES TO PAY THE FIRST MONTH RENTAL FEE FOR AN AGREED UPON 1 YEAR LEASE	Online Bidding: No	

Comparable Information

Sell Agent: c10005/Harvey Goodman Realtors	Orig List Price: \$145,000	Financed: Other explain in Rem
Co Agent: c2005014722/Anna M. Smith	List Price: \$145,000	Sale Date: 05/16/17
Selling Comments:	Sale Price: \$120,000	Closed By: Sale
		Seller Giveback: