


5968 New Milford Rd Ravenna, OH 44266

 Listing



YES443

Commercial ML: **4093937 Sold** LP: **\$275,000**
5968 New Milford Rd, Ravenna, OH 44266 SP: **\$275,000**
 Area: POR18-Ravenna Township Subdiv: **Davey Indust Park** List Date: **01/24/19**
 Subtype: **Mixed Use** Twp: **Ravenna Twp** List Date Rec: **05/07/19**
 Parcel ID: **29-326-00-00-072-001** Lot #: Pending Date: **01/24/19**
 County: **Portage** Contingent Dt: Off Mkt Date: **01/24/19**
 Closing Date: **04/24/19**
 Exp. Date: DOM/CDOM: **103/103** 

Directions: **State Route 59 to New Milford Road Just past Riddle Avenue**

Property Information

Approx Fin SqFt:	Annual Taxes: 5294	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): 1.500			Occupant Type:	
Retail SqFt:	Lot Size Source:			Office Type:	
Residential SqFt:	Lot Size Frontage: 220			Industrial Type:	
Warehouse Sq Ft:	Lot Size Depth: 297			Retail Type:	
SqFt Price Min:	Lot Size Dimensions:			Special Purpose Type:	
SqFt Price Max:	Above Ground Stories:			Total # of Drive in Doors:	
Year Built: 1978	Basement Detail:	No/None		Drive in door Max Hght:	
Total # of Prkng Spc:	Fences:	Chain Link		Drive in door Min Hght:	
Miscellaneous:	Location:	Freestanding		Total # of Dock Doors:	
Freight Amenities:	Parking:	On Site/Private		Dock Door Max Hght:	
Heating Type:				Dock Door Min Hght:	
Heating Fuel:				Ceiling Height:	
Roof: Asphalt/Fiberglass				Ceiling Height Max:	
Water/Sewer:				Ceiling Height Min:	
Cooling Type:					
Terms/Conditions:					
Cost: Other	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:

Office Information

List Agent: 9999/Non-Member	(216) 999-9999	
Co-Lister: 9999/Non-Member Non-Member		
Showing Instruct:		List Type: Comp Only
Showing Info:	Internet Listing: No	Possession: Time of Transfer
Buy Broker Comp: 3.5	Ownership: None	Short Sale: No
Other Comp: None	Comp Explain:	
Available Finance:		
Broker Remarks: Entered for Comparable purpose only.		

Comparable Information

Sell Agent: C19548/Howard Hanna	Orig List Price: \$275,000	Financed: Conventional
Co Agent: C2003006219/Lila L. Webster	List Price: \$275,000	Sale Date: 04/24/19
Selling Comments:	Sale Price: \$275,000	Closed By: Comp Only
		Seller Giveback:

Prepared By: April L. Lane


Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 10/28/2019

4914 State Route 44 Ravenna, OH 44266

 Listing



Commercial ML: **4080207 Sold** LP: **\$530,000**
4914 State Route 44, Ravenna, OH 44266 SP: **\$530,000**
 Area: POR19-Rootstown Subdiv: **Rootstown** List Date: **03/11/19**
 Subtype: **Retail** Twp: **Rootstown Twp** List Date Rec: **03/25/19**
 Parcel ID: **32-019-00-00-033-000** Lot #: Pending Date: **03/11/19**
 County: **Portage** Contingent Dt: Off Mkt Date: **03/11/19**
 Closing Date: **03/22/19**
 Exp. Date: DOM/CDOM: **14/14** 

Directions: **Take Sandy Lake Road to Route 44**

Property Information

Approx Fin SqFt:
 SqFt Source:
 Industrial SqFt:
 Office SqFt:
 Retail SqFt: **4,764**
 Residential SqFt:
 Warehouse Sq Ft:
 SqFt Price Min: **4,764**
 SqFt Price Max:
 Year Built: **2003**

Total # of Prkng Spc:
 Miscellaneous:
 Freight Amenities:
 Heating Type:
 Heating Fuel:
 Roof:
 Water/Sewer:
 Cooling Type:
 Terms/Conditions: **Building+ Land**
 Cost: **Other** Cost Per Month:
 Util/Owner Pays:
 Util/Tenant Pays:

Annual Taxes: **10510** Homestead: **No** Assessments: **No**
 Traffic Count/Day:
 Current Use:
 Lot Size (Acres): **1.511**
 Lot Size Source: **Auditors Website**
 Lot Size Frontage:
 Lot Size Depth:
 Lot Size Dimensions:
 Above Ground Stories:
 Basement Detail: No
 Fences:
 Location:
 Parking:

For Sale/Lease: **For Sale**
 Avail for Auction: **No**
 Auction Date:
 Occupant Type:
 Office Type:
 Industrial Type:
 Retail Type:
 Special Purpose Type:
 Total # of Drive in Doors:
 Drive in door Max Hght:
 Drive in door Min Hght:
 Total # of Dock Doors:
 Dock Door Max Hght:
 Dock Door Min Hght:
 Ceiling Height:
 Ceiling Height Max:
 Ceiling Height Min:

Cost Per SqFt: Cost Other:

Income & Expenses

Gross Rent:
 Other Income:
 Total Gross Rent:
 Vacancy Allowance:
 Cap Rate:
 Total Annual Expense:
 Net Operating Income:
 Expense Information:
 Annual RE Tax:

Insurance:
 Management:
 Maintenance:
 Heat:
 Electric:
 Sewer/Water:
 Trash/Rubbish:
 Miscellaneous:
 Lawn/Snow Maint:
 Reserves:

Additional Expenses 1:
 Amount Expenses 1:
 Additional Expenses 2:
 Amount Expenses 2:
 Additional Expenses 3:
 Amount Expenses 3:
 Additional Expenses 4:
 Amount Expenses 4:
 Additional Expenses 5:
 Amount Expenses 5:

Remarks:

Office Information

List Agent: **9999/Non-Member**
 Co-Lister: **9999/Non-Member Non-Member**
 Showing Instruct:
 Showing Info:
 Buy Broker Comp: **2.36** Ownership:
 Other Comp: **Other** Comp Explain: **2.36% of sale price.**
 Available Finance:
 Broker Remarks: **Entered for Comp purposes only.**

(216) 999-9999

Internet Listing: **Yes**
 Show Addr to Client: **Yes**
 Online Bidding: No

List Type: **Comp Only**
 Possession: **Negotiable**
 Short Sale: **No**

Comparable Information

Sell Agent: **9279/RE/MAX Traditions**
 Co Agent: **2009003862/Lucien Pruszyński**
 Selling Comments: **Comp Only**

Orig List Price: **\$530,000**
 List Price: **\$530,000**
 Sale Price: **\$530,000**

Financed: **Conventional**
 Sale Date: **03/22/19**
 Closed By: **Comp Only**
 Seller Giveback:

Prepared By: April L. Lane

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 10/28/2019

2154 Beechwood Ave NE Alliance, OH 44669



Commercial ML: **3939091 Sold**
2154 Beechwood Ave NE, Alliance, OH 44669
 Area: STA20-Marlington Subdiv:
 Subtype: **Retail** Twp: **Washington Twp**
 Parcel ID: **07501454** Lot #: County: **Stark**

LP: **\$239,500**
 SP: **\$229,000**
 List Date: **09/08/17**
 List Date Rec: **09/08/17**
 Pending Date: **10/04/17**
 Contingent Dt: **10/04/17**
 Off Mkt Date: **11/06/17**
 Closing Date: **11/06/17**
 Exp. Date:
 DOM/CDOM: **26/26**

Directions: **State to Beechwood**

Property Information

Approx Fin SqFt:
 SqFt Source:
 Industrial SqFt:
 Office SqFt:
 Retail SqFt:
 Residential SqFt:
 Warehouse Sq Ft:
 SqFt Price Min:
 SqFt Price Max:
 Year Built: **2001**

Total # of Prkng Spc:
 Miscellaneous:
 Freight Amenities:
 Heating Type:
 Heating Fuel: **Gas**
 Roof:
 Water/Sewer: **Public Water, Public Sewer**
 Cooling Type: **Central Air**
 Terms/Conditions:
 Cost: **Other**
 Util/Owner Pays:
 Util/Tenant Pays:

Annual Taxes: **1543** Homestead: **No** Assessments: **No**
 Traffic Count/Day:
 Current Use:
 Lot Size (Acres): **0.950**
 Lot Size Source:
 Lot Size Frontage:
 Lot Size Depth:
 Lot Size Dimensions:
 Above Ground Stories:
 Basement Detail: **No**
 Fences:
 Location:
 Parking:

For Sale/Lease: **For Both Sale and Lease**
 Avail for Auction: **No**
 Auction Date:
 Occupant Type:
 Office Type:
 Industrial Type:
 Retail Type:
 Special Purpose Type:
 Total # of Drive in Doors:
 Drive in door Max Hght:
 Drive in door Min Hght:
 Total # of Dock Doors:
 Dock Door Max Hght:
 Dock Door Min Hght:
 Ceiling Height:
 Ceiling Height Max:
 Ceiling Height Min:

Cost Per Month: Cost Per SqFt: Cost Other:

Income & Expenses

Gross Rent:
 Other Income:
 Total Gross Rent:
 Vacancy Allowance:
 Cap Rate:
 Total Annual Expense:
 Net Operating Income:
 Expense Information:
 Annual RE Tax:

Insurance:
 Management:
 Maintenance:
 Heat:
 Electric:
 Sewer/Water:
 Trash/Rubbish:
 Miscellaneous:
 Lawn/Snow Maint:
 Reserves:

Additional Expenses 1:
 Amount Expenses 1:
 Additional Expenses 2:
 Amount Expenses 2:
 Additional Expenses 3:
 Amount Expenses 3:
 Additional Expenses 4:
 Amount Expenses 4:
 Additional Expenses 5:
 Amount Expenses 5:

Remarks: **Excellent location adjacent to city limits. 42x60 building with large parking area.**

Office Information

List Agent: [C20025/Tanner Real Estate](http://tannerrealestate.net) (330) 823-8880 F:(330) 823-8881 <http://tannerrealestate.net>
 Co-Lister: [C152793/James Tanner](mailto:jimtanner2010@hotmail.com) (330) 581-8888 F:(330) 823-8881 jimtanner2010@hotmail.com

Showing Instruct: **Use Showing Time Link**
 Showing Info: Internet Listing: **Yes** List Type: **Exclusive Right**
 Show Addr to Client: **Yes** Possession: **Negotiable**
 Online Bidding: No Short Sale: **No**

Buy Broker Comp: **3%** Ownership:
 Other Comp: **None** Comp Explain:
 Available Finance:
 Broker Remarks: **verify taxes**

Comparable Information

Sell Agent: [C3849/Cutler Real Estate](http://tannerrealestate.net) Orig List Price: **\$239,500** Financed: **Cash**
 Co Agent: [c2015001307/Arden R. Lingenhoel](http://tannerrealestate.net) List Price: **\$239,500** Sale Date: **11/06/17**
 Selling Comments: Sale Price: **\$229,000** Closed By: **Sale**
 Seller Giveback: