

RETAIL FOR SALE

ICE CREAM AND PIZZA PROPERTY

970 Riverside, Painesville Twp, OH 44077



OFFERING SUMMARY

SALE PRICE:	\$295,000
LOT SIZE:	1.25 Acres
BUILDING SIZE:	1,176 SF
PRICE / SF:	\$250.85

PROPERTY OVERVIEW

1,176 SF carry-out pizza and ice cream restaurant for sale on 1.25 acre of land. Completely remodeled in 2017. New restaurant equipment. Asphalt parking lot and park like setting surrounds the property. Existing barn and out building are being separately sold for \$125,000. All land is zoned B-2 (General Retail) and has full service public utilities including water, sewer, electric, gas, and phone/data. Price includes all new equipment, alarm/security system, signage, and outdoor seating.

Turn-key operation and business ready for a new owner. Current owners have invested over \$250,000 in remodeling this locally owned property over the last 2 years that is along Riverside Drive (SR 84) in Painesville Township, Ohio. Sales and equipment list are available upon request. This is the cleanest carryout business around and would make a fantastic opportunity for a retired couple and an investor. Please call me to check this one out!

Adjacent 0.7 acre lot also available for \$125,000.

KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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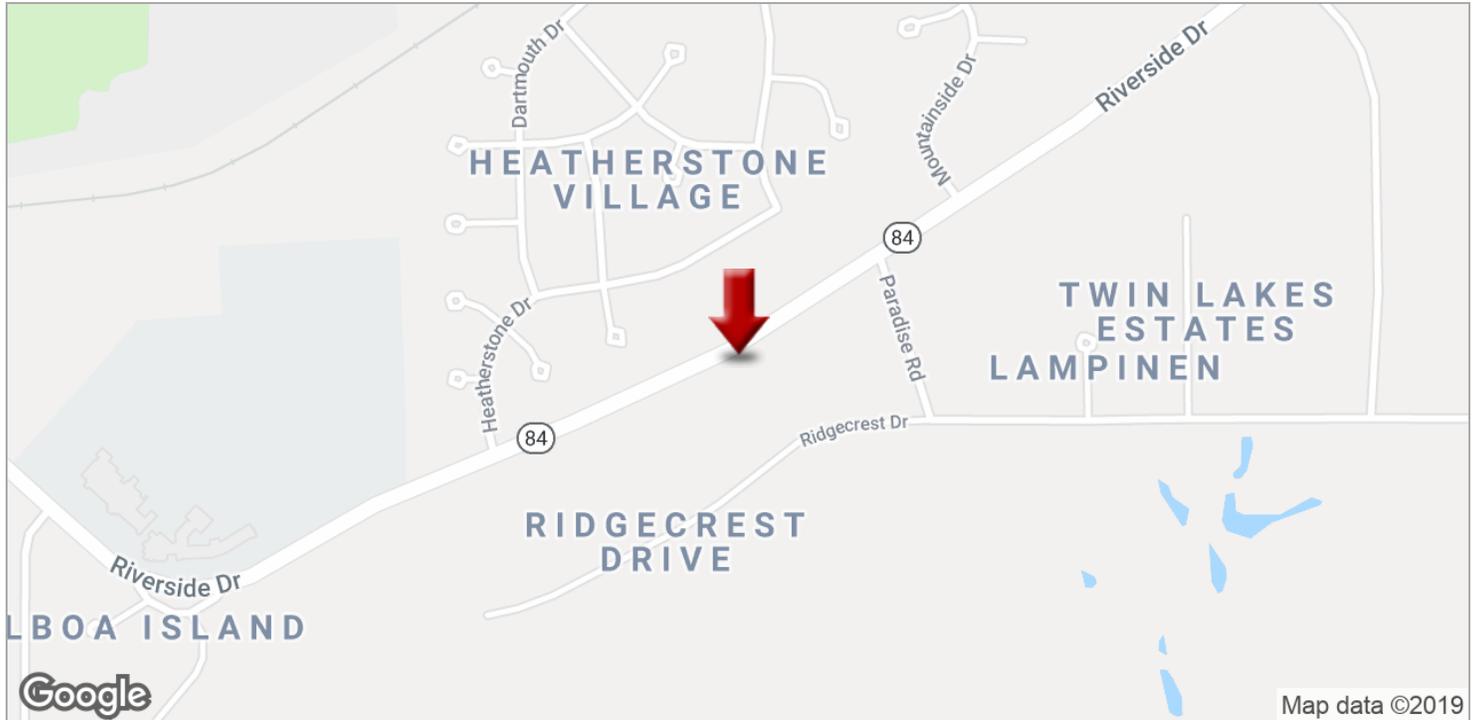
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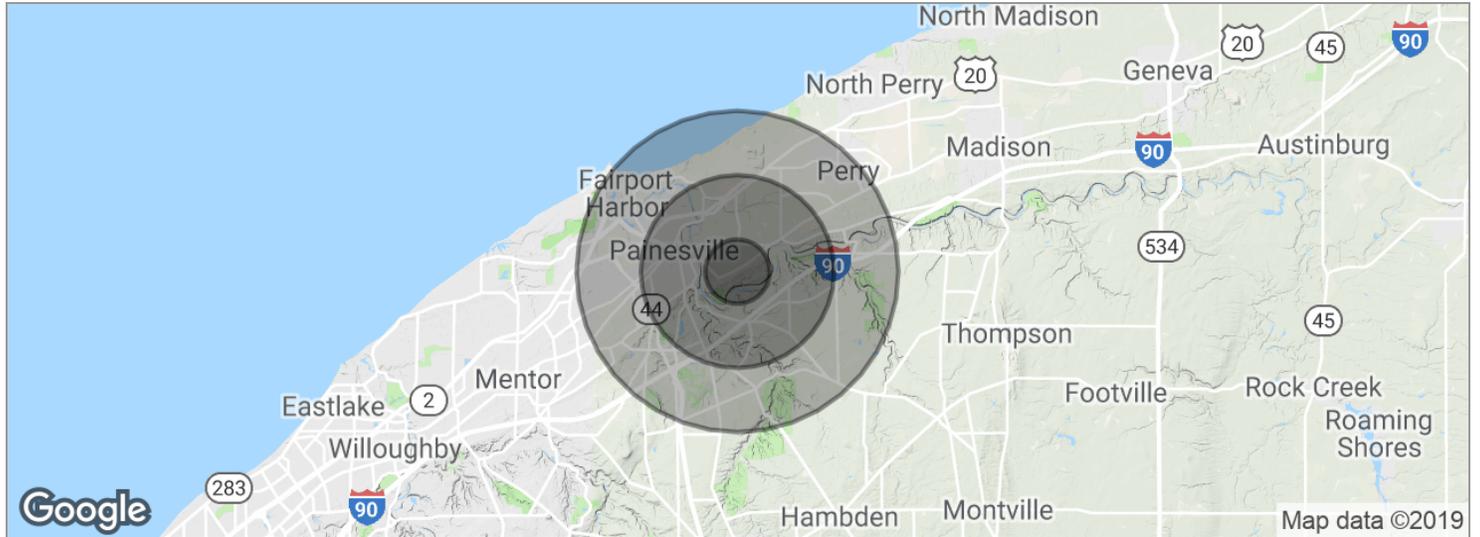
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,607	28,280	62,997
Median age	38.6	36.9	38.1
Median age (male)	37.5	36.6	37.8
Median age (Female)	40.0	37.4	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,311	10,613	24,104
# of persons per HH	2.8	2.7	2.6
Average HH income	\$78,593	\$66,351	\$67,343
Average house value	\$217,581	\$206,086	\$221,463

** Demographic data derived from 2010 US Census*

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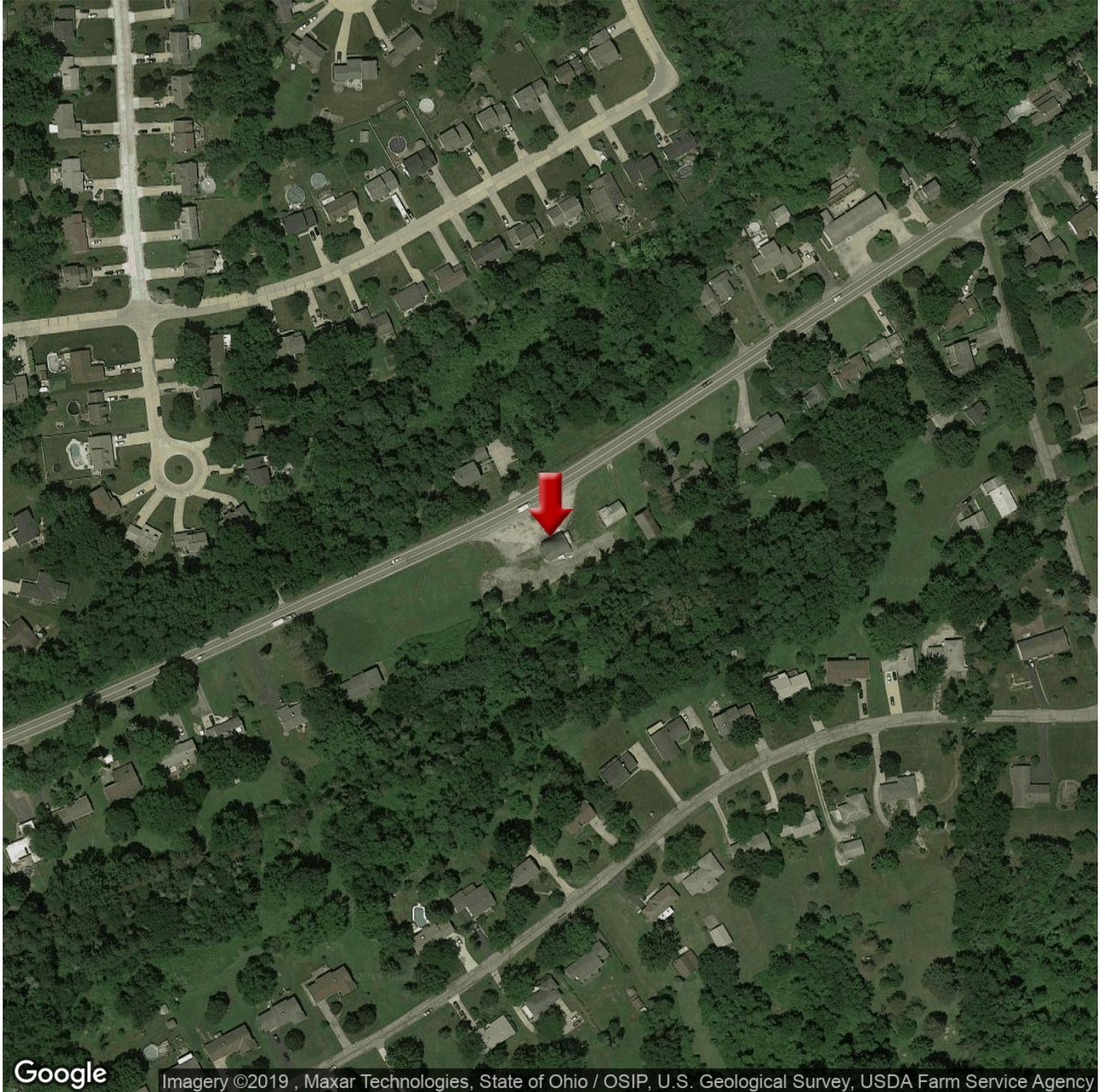
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PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 25 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Recently, Rick formed The Osborne Group as the commercial arm of Keller Williams Realty Greater Cleveland Northeast.

KELLER WILLIAMS GREATER CLEVELAND NE

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WHY

Hire KW Commercial for Retail:

- **Over 650 offices nationwide**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- Higher net monies to field agents
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers
- Over \$9.1 billion in transaction volume in 2018

Location, speed to market and economic performance are just as important to me as they are to my clients. Whether you're an investor, landlord or tenant, I provide local market knowledge with national and international exposure to assist buyers in making informed decisions that benefit your bottom line.

My Retail core client services include:

- Market surveys, demographics and analysis
- Acquisitions
- Investment Sales
- Consulting
- Tenant Representation
- Landlord representation



ABOUT

KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 650 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.

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