



**Commercial**    **MLS #:** 2499457    **Status:** Active    **LP:** \$4,900,000  
[1255 N Carpenter Brunswick, OH 44212](#)    **Unit#**    **SP:** \$  
**Subdivision/Complex:**    **Closing Date:** 01/01/00  
**Property Subtype:** Retail    **County:** Medina    **DOM/CDOM:** 74/91  
**Parcel ID #:** 03-18B-39-147    **Multiple PIN #'s:**  
**Area:** 701    **MLS Cross Ref #:**  
**Photos:** [7](#)    **VT:** [Yes](#)  
**Directions:** N Carpenter Behind The Marc's Discount Store

[Neighborhood](#)

**Property Information:**

**Approx fin SqFt:** 62382  
**SqFt Source:**  
**Industrial SqFt:** 0  
**Office SqFt:** 7372  
**Retail SqFt:** 7372  
**Residential SqFt:** 0  
**Warehouse SqFt:** 49268  
**SqFt Price Min:** 0  
**SqFt Price Max:** 0  
**Year Built:** 1981  
**Roof:**  
**Total # of Prkng Spc:** 0  
**Miscellaneous:**  
**Freight Amenities:**  
**Heating Type:**  
**Heating Fuel:**  
**Water/Sewer:**  
**Cooling type:**  
**Terms/Conditions:**  
**Cost:**                      **Cost Per Month:** \$                      **Cost Per SqFt:** \$                      **Cost Other:** \$  
**Util./Owner Pays:**  
**Util./Tenant Pays:**

**Traffic Count/Day:**  
**Current Use:**  
**Lot size:** 6.490 acres  
**Lot Size Source:**  
**Lot Size Frontage:** 0  
**Lot Size Depth:** 0  
**Lot Size Dimensions:** 0  
**Above Ground Stories:** 0  
**Basement:**  
**Fences:**  
**Location:** Freestanding  
**Parking:**

**For Sale:** Yes  
**For Lease:** No  
**Avail for Auction:** No  
**Auction Date/Time:**  
**Occupant Type:**  
**Office Type:**  
**Industrial Type:**  
**Retail Type:**  
**Special Purpose Type:**  
**Total # of Drive-in Doors:** 0  
**Drive-in Door Max Height:**  
**Drive-in Door Min Height:**  
**Total # of dock Doors:** 0  
**Dock Door Max Height:**  
**Dock Door Min Height:**  
**Ceiling Height:** 0  
**Ceiling Height Max:**  
**Ceiling Height Min:**

**Income & Expenses**

**Gross Rent:** \$  
**Other Income:** \$  
**Total Gross rent:** \$  
**Vacancy Allowance:** \$  
**Cap Rate:** \$  
**Gross Rent Multiplied:** \$  
**Total Annual Expense:** \$  
**Net Operating Income:** \$  
**Expense Information:** \$  
**Annual RE Tax:** \$

**Insurance:** \$  
**Management:** \$  
**Maintenance:** \$  
**Heat:** \$  
**Electric:** \$  
**Sewer/Water:** \$  
**Trash/Rubbish:** \$  
**Miscellaneous:**  
**Lawn/Snow Maintenance:** \$  
**Reserves:** \$

**Additional Expenses1:**  
**Amount Expenses1:** \$  
**Additional Expenses2:**  
**Amount Expenses2:** \$  
**Additional Expenses3:**  
**Amount Expenses3:** \$  
**Additional Expenses4:**  
**Amount Expenses4:** \$  
**Additional Expenses5:**  
**Amount Expenses5:** \$  
**Additional Expenses6:**  
**Amount Expenses6:** \$

**Remarks:** Great Location!! Next To Proposed New Retail Development Of 10 Acres. Two To Four New Large Box Stores Planned For Area. The Building Was Originally Built As A Rec Center W High Ceilings And Drive Thru Doors On Each Side Of Warehouse. Space Includes Remodeled Offices And Fenced Lot.

**Presented By:**

**Mark Taylor**



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*See our listings online:*  
<http://kwtricityproperties.yourkwoffice.com>

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