



PICKARD

COMMERCIAL GROUP

COMPREHENSIVE COMMERCIAL
REAL ESTATE SERVICES

FOR SALE

SANCTUARY VIEW DRIVE, BRIMFIELD, OH 44240

✔ For More Information Email:

Evan Pannell, Vice President | jpickard@pickardcommercial.com
Jim Pickard, President | jpickard@pickardcommercial.com



SALE PRICE

\$575,000

PROPERTY DETAILS

12.8 Acres

Parcel #:
04-023-00-00-081-000

FEATURES

- Highway Commercial Zoning
- Ready to Improve
- New Development District
- Traffic Count: 18,920+ VPD
- Off State Route 43 & Sanctuary View Drive

Vacant Commercial Land in Brimfield Ohio



**Excellent
Location**

In the heart of newly constructed retail, multifamily, and residential developments. Less than 1 mile from I-76.



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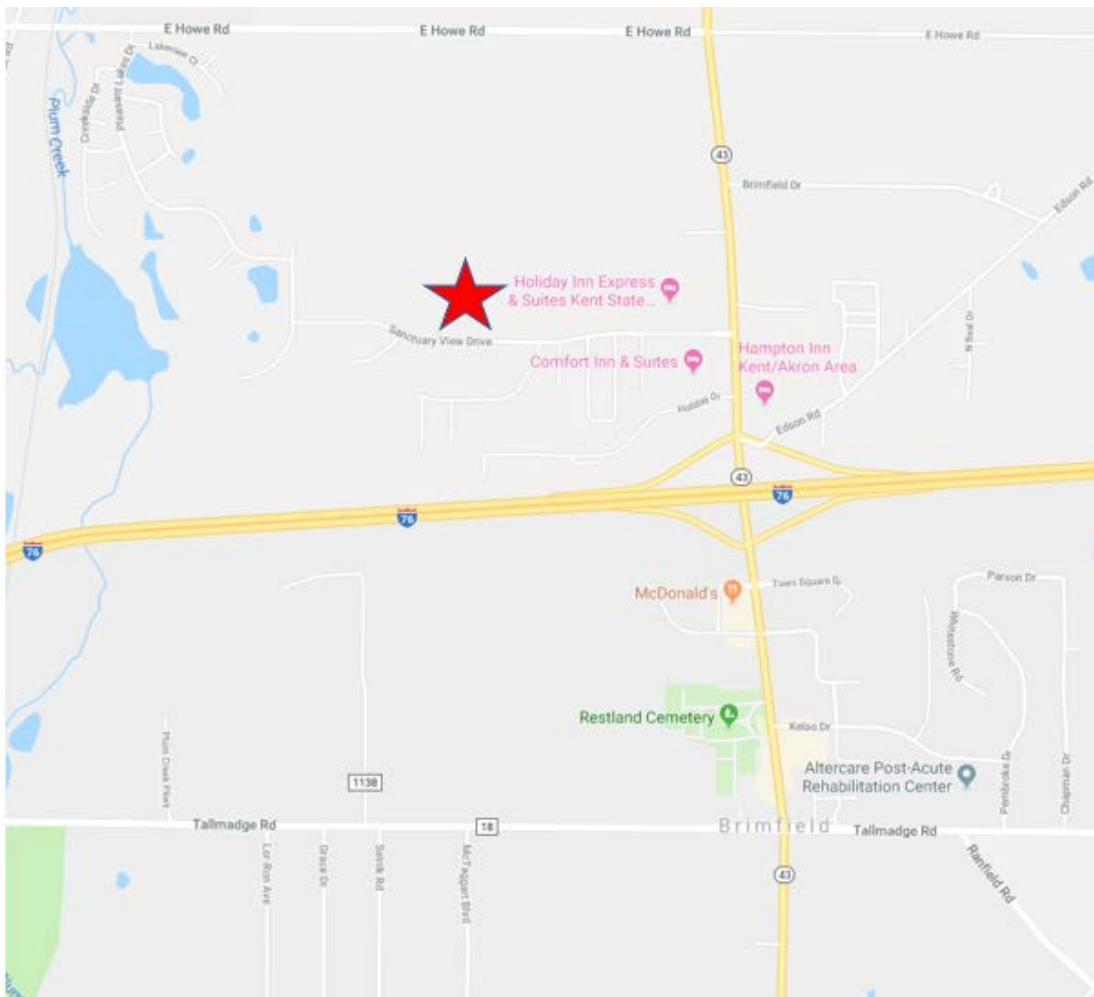


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MAP



SUPERB LOCATION

Near newly constructed retail, residential developments, and I-76 / Ghent Rd.



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Property Type: Vacant Commercial Land
County: Portage | Location: St Rt 43 & Sanctuary View Dr

SITE INFORMATION BUILDING INFORMATION SALES INFORMATION

Area: 12.8 Acres
Frontage: 646'
Depth:
Zoning: H-C
Gas: Yes
Sewer: City
Water: City
Electric:
Topography: Flat
Survey Available:
Interchange: I-76 / Rt 43
Distance: < 1 Mile
Bus Line:
Traffic Count: 18,920+ VPD
Rail:
Rail Name:
Restrictions:
H&B Use: General Commercial

Misc. Info:

Year Built:
Year Renovated:
Sq. Ft. Gross Bld:
Minimum Divisible:
Maximum Contiguous:
Sq. Ft. Per Floor:
Elevators & Types:
Sprinklers:
Ceiling Height:
Docks:
Drive In Doors & Size:

Office Space:
Air Conditioning:
Heat Type:
Power Available:
Previous Use:
Parking Spaces:
Unit/Bay Size:
Plans Available:
Construction Type:
Est. Floor Load:
Crane:
Misc:

04-023-00-00-081-00

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Price: \$575,000
Price Per Sq. Ft: \$44,922
Taxes: \$3,390.46/Year
Assessments:
Equity:
Gross Income:
Expenses:
Curr.Occupancy:
Financing:

The information contained herein is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.