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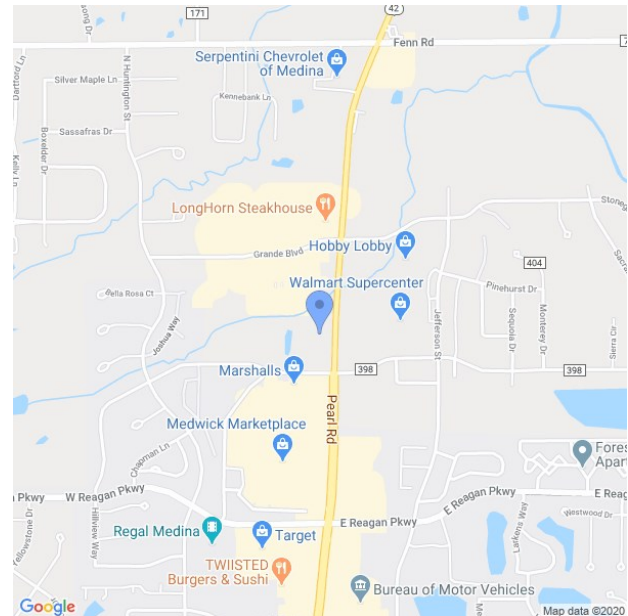
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4160 PEARL ROAD, MEDINA, OHIO 44256



COMMERCIAL • RETAIL • FOR SALE



SALE PRICE **\$1,399,000**
 ZONING **B-1 INTENSIVE BUSINE**
 BLDG TYPE **SINGLE TENANT**
 YEAR BUILT **1963**

YEAR RENOVATED **2015**
 STORIES **1**
 GROSS BLDG **11,940 SQFT**
 MARKET **GREATER MEDINA**

- 1.27 to 2.54 acres available - *If parcels are split and sold to two different buyers, closing must happen simultaneously.
- Zoned Intensive Business • 298' Frontage on Pearl Road • 368' Depth
- Split parcel offering is conditioned on obtaining a 2' variance from the 150' of frontage required for a minimum lot split.
- Approval must be obtained by Medina Township and Medina County • Potential New Parcel Dimensions
- 150' x 368' from the center of road

This prime commercial land includes 2.54 acres with 298" of frontage on Pearl Road situated directly across from Walmart, Kohl's and Hobby Lobby. It has two buildings totaling 11,940 SF. The larger 9,660 SF building is available for sale or lease and includes 3,120 SF of Showroom and Office space and 6,540 SF for automotive repair. The rear garage is 2,280 SF. The property can also be split up and redeveloped into two lots. Entry way is across from Walmart. The building previously was used for an auto dealership has 100 parking spaces in the paved vacant lot to the North. The building itself has 16' ceiling clears, 3 drive in doors (2-12x14, 1 12x8) and two above ground lifts.

Great location on Pearl Road in Medina township across from Walmart, Kohl's and Hobby Lobby.