



**Commercial** ML: **4384681** Status: **Active** List Price: **\$2,500**  
**15651 W High St #Rear Side, Middlefield, OH 44062** Sold Price:  
 Subdiv/Complex: **Middlefield** Twp: **Middlefield Vi** Closing Date:  
 Subtype: **Mixed Use** County: **Geauga**  
 Parcel ID: **19-016500** Multiple PIN #'s:  
 Area: **1514-Middlefield**  
 MLS Cross Ref #:  
 Directions: **W. High is Rt. 87 and this is just to the east of the Springdale traffic light.**

<u>Property Information</u>		Annual Taxes: <b>TBD</b>	Homestead: <b>No</b>	Assessments: <b>No</b>	For Sale/Lease: <b>For Lease</b>
Approx Fin SqFt: <b>3,000</b>	Traffic Count/Day:	<b>Retail, business or approved use.</b>		Avail for Auction: <b>No</b>	
SqFt Source:	Current Use:			Auction Date:	
Industrial SqFt:	Lot Size (Acres):			Occupant Type:	
Office SqFt:	Lot Size Source:			Office Type:	
Retail SqFt: <b>3,000</b>	Lot Size Frontage: <b>209</b>			Industrial Type:	
Residential SqFt:	Lot Size Depth:			Retail Type:	
Warehouse Sq Ft:	Lot Size Dimensions:			Special Purpose Type:	
SqFt Price Min: <b>10</b>	Above Ground Stories: <b>1</b>			Total # of Drive in Doors: <b>1</b>	
SqFt Price Max:	Basement Detail: <b>No</b>			Drive in door Max Hght:	
Year Built: <b>1998</b>	Fences:			Drive in door Min Hght:	
	Location:			Total # of Dock Doors:	
Total # of Prkng Spc:	Parking: <b>Outdoor</b>			Dock Door Max Hght:	
Miscellaneous:				Dock Door Min Hght:	
Freight Amenities:				Ceiling Height:	
Heating Type: <b>Forced Air, None</b>				Ceiling Height Max:	
Heating Fuel: <b>Gas</b>				Ceiling Height Min:	
Roof:				Cost Other:	
Water/Sewer: <b>Public Water, Public Sewer</b>					
Cooling Type: <b>Central Air</b>					
Terms/Conditions:					
Cost: <b>Per Mon</b>	Cost Per Month: <b>2,500</b>		Cost Per SqFt:		
Util/Owner Pays:					
Util/Tenant Pays: <b>Electric, Other</b>					

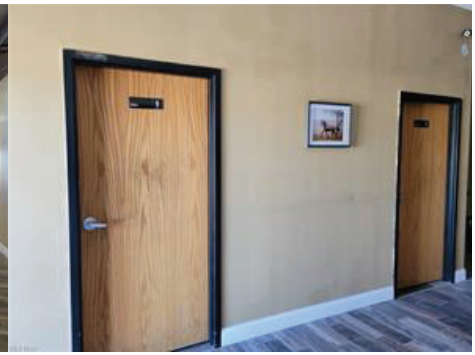
<u>Income &amp; Expenses</u>				Additional Expenses 1:	
Gross Rent:	Insurance:			Amount Expenses 1:	
Other Income:	Management:			Additional Expenses 2:	
Total Gross Rent:	Maintenance:			Amount Expenses 2:	
Vacancy Allowance:	Heat:			Additional Expenses 3:	
Cap Rate:	Electric:			Amount Expenses 3:	
Total Annual Expense:	Sewer/Water:			Additional Expenses 4:	
Net Operating Income:	Trash/Rubbish:			Amount Expenses 4:	
Expense Information:	Miscellaneous:			Additional Expenses 5:	
Annual RE Tax:	Lawn/Snow Maint:			Amount Expenses 5:	
	Reserves:				

Remarks: **Far rear Side of building retail or business space at the Ace Hardware building in Middlefield Village. This is also directly beside Aldi's and near the traffic light to the out lot businesses and Wal Mart. This is a versatile space and you can grow to the adjacent extra 1800 sq.ft. and also the rear 7000 sq.ft. of warehouse space. All of these are currently available. Check with the village if you have a different kind of usage. Parking for these spaces are on the building side for easy entrance access.**

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