



Lorrie Raymond
 Thank you so very much!
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Cross Property Buyer Full - w/ Photos

Commercial ML: **4107008** Status: **Active** List Price: **\$89,500**
2847 County Hwy 39, Bloomingdale, OH 43910 Sold Price:
 Subdiv/Complex: Twp: **Wayne Twp** Closing Date:
 Subtype: **Other** County: **Jefferson**
 Parcel ID: **45-00311-000** Multiple PIN #'s: **45-00306-000 45-00307-000 45-00308-000 45-00309-000**

Area: **JEF17-Wayne Township**
 MLS Cross Ref #:
 Directions: **From US 22 Westbound, take State Rte 152 exit. Turn left, then turn right onto Unionport Road/County Highway 39. Listing will be on your right.**

<u>Property Information</u>	Annual Taxes: TBD	Homestead: No	Assessments: No	For Sale/Lease: For Sale
Approx Fin SqFt:	Traffic Count/Day:			Avail for Auction: No
SqFt Source:	Current Use:			Auction Date:
Industrial SqFt: 4,608	Lot Size (Acres): 0.910			Occupant Type:
Office SqFt:	Lot Size Source:			Office Type:
Retail SqFt:	Lot Size Frontage: 60			Industrial Type:
Residential SqFt:	Lot Size Depth: 100			Retail Type:
Warehouse Sq Ft:	Lot Size Dimensions:			Special Purpose Type:
SqFt Price Min:	Above Ground Stories:			Total # of Drive in Doors: 1
SqFt Price Max:	Basement Detail: No/None			Drive in door Max Hght:
Year Built: 1990	Fences:			Drive in door Min Hght:
Total # of Prkng Spc:	Location: Rural			Total # of Dock Doors:
Miscellaneous: Barn/Out-Building, Sign	Parking: On Site/Private			Dock Door Max Hght:
Freight Amenities:				Dock Door Min Hght:
Heating Type:				Ceiling Height:
Heating Fuel:				Ceiling Height Max:
Roof:				Ceiling Height Min:
Water/Sewer:				
Cooling Type:				
Terms/Conditions: Equipment-Part, Furnishings-Part				
Cost:	Other Cost Per Month:	Cost Per SqFt:		Cost Other:
Util/Owner Pays:				
Util/Tenant Pays:				

<u>Income & 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: **You have MANY business possibilities with this 4,608 square foot building! This is equipped with a full kitchen, it's handicapped accessible, has public restrooms, a private office, and small outdoor storage shed. Comfortably seats 200 guests and includes some tables and chairs. Currently this is the Unionport Volunteer Fire & Rescue Social Hall, and is currently used for storage to the public with approximately \$700/month profits from December-April. Seven (7) parcels included: 45-00306-000, 45-00307-000, 45-308-000, 45-00309-000, 45-00310-000, 45-00311-000, and 45-00312-000. Schedule your private showing and bring your business dreams to life.**

Presented By:	Lorrie Raymond	Harvey Goodman Realtors
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