



FOR SALE
129 BROAD STREET
WADSWORTH, OH 44281
SALE PRICE: \$825,000



PROPERTY HIGHLIGHTS

- Building Available: 6,760 SF
- Price per SF: \$122.05/SF
- Unit 1 (4,760 SF) owner-occupied by Grizzly Arcade & Frostbyte Creamery (open to lease back)
- Unit 2 (2,000 SF) leased by Perfect Match
- Recent Improvements: new doors, restrooms, flooring, electrical, roof, HVAC, water/sewer lines replaced, and basement waterproofed
- Ample public parking
- Zoning: (CBD) Central Business Development District, Wadsworth City
- Annual Real Estate Taxes: \$8,154.01



LISTING AGENTS

Troy Gerspacher, CCIM, SIOR
troy@gerspachergroup.com

Vinnie Ciulla
vinnie@gerspachergroup.com

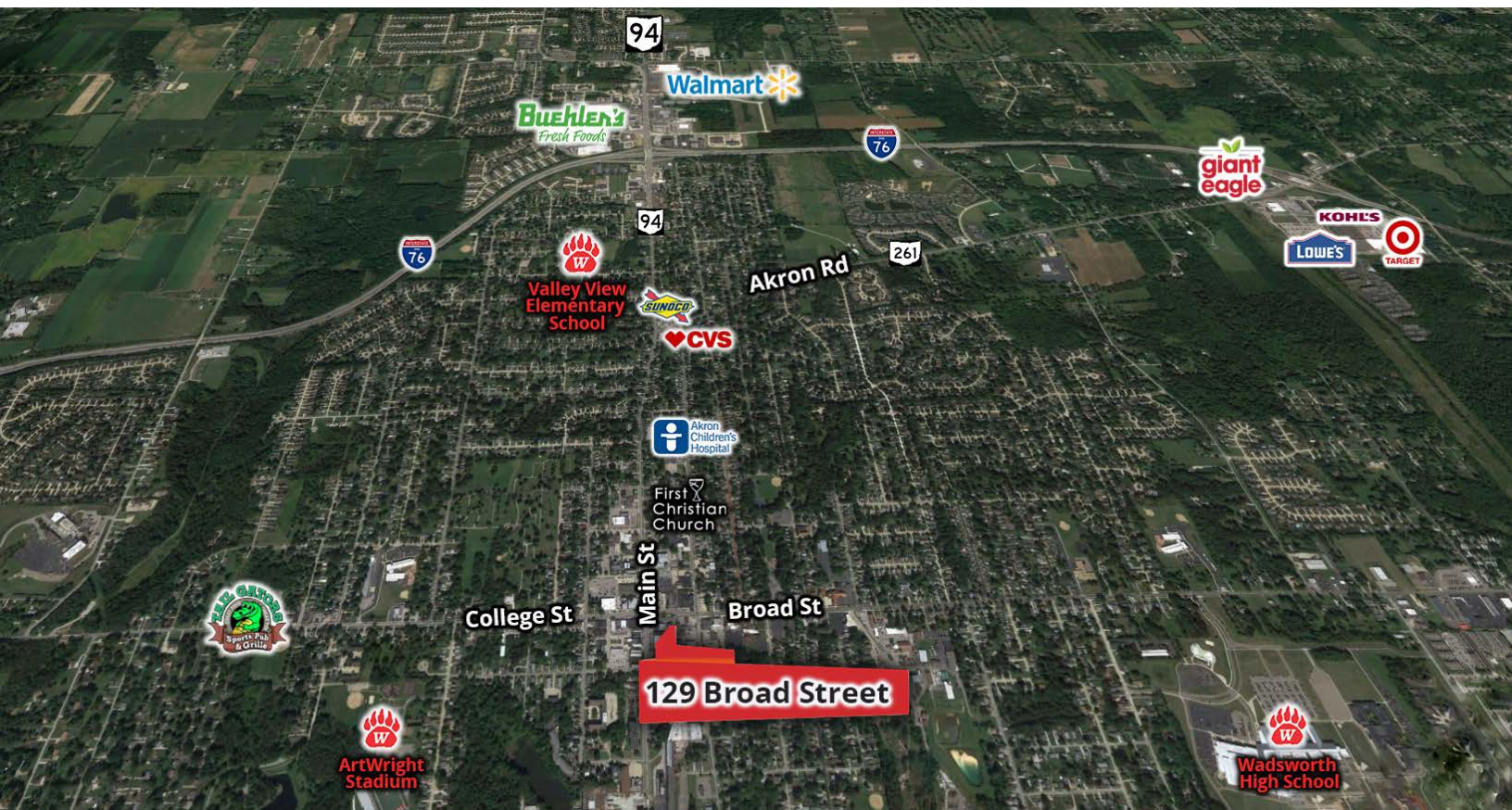
330.722.5002



RENOVATED TWO-UNIT RETAIL BUILDING IN WADSWORTH



FOR SALE
129 BROAD STREET
WADSWORTH, OH 44281
SALE PRICE: \$825,000



PROPERTY OVERVIEW

This 6,760 SF two-tenant prime retail space located in the heart of downtown Wadsworth is freshly renovated, featuring 4,720 SF of open clear-span currently occupied by the Grizzly Arcade with new arcade equipment (separately available from real estate sale), a private party room, Frostybyte Creamery, a private office, and near-complete bar & restaurant. The second unit is 2,000 SF occupied by local tenant, Perfect Match Décor. Recent improvements to the property include the complete replacement of electrical, HVAC, roof, and basement. The property is zoned in Central-Business Development District (CBD) allowing for variety of uses. This is a great dual-tenant investment opportunity in Wadsworth with two retail tenants already in place, one of them being the owner of Grizzly Arcade & Frostybyte Creamery. Owner is willing to lease back as a tenant or willing to vacate, making this a great owner-occupier opportunity.

LOCATION OVERVIEW

129 Broad Street is in the heart of downtown Wadsworth next to Dolce at the Strand near the Wadsworth Public Library 1.5 miles south of the I-76/SR-94 interchange.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

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



RENOVATED TWO-UNIT RETAIL BUILDING IN WADSWORTH



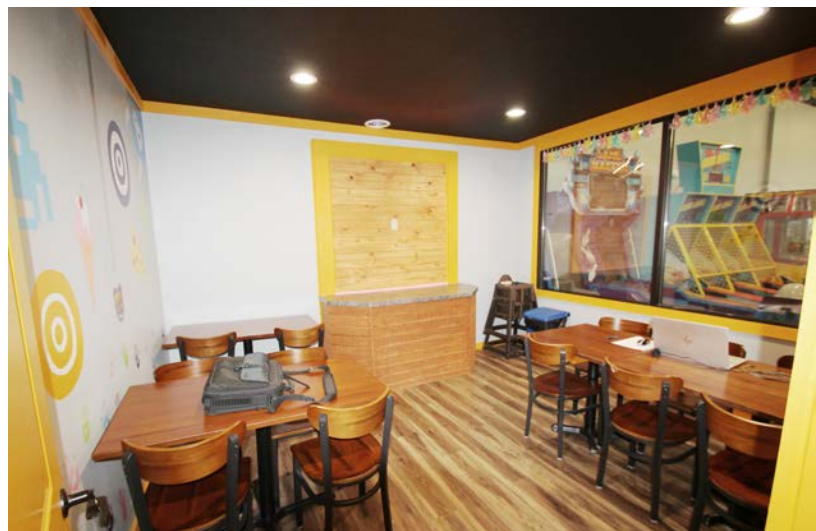
FOR SALE
129 BROAD STREET
WADSWORTH, OH 44281
SALE PRICE: \$825,000



RENOVATED TWO-UNIT RETAIL BUILDING IN WADSWORTH



FOR SALE
129 BROAD STREET
WADSWORTH, OH 44281
SALE PRICE: \$825,000



RENOVATED TWO-UNIT RETAIL BUILDING IN WADSWORTH



FOR SALE
129 BROAD STREET
WADSWORTH, OH 44281
SALE PRICE: \$825,000

