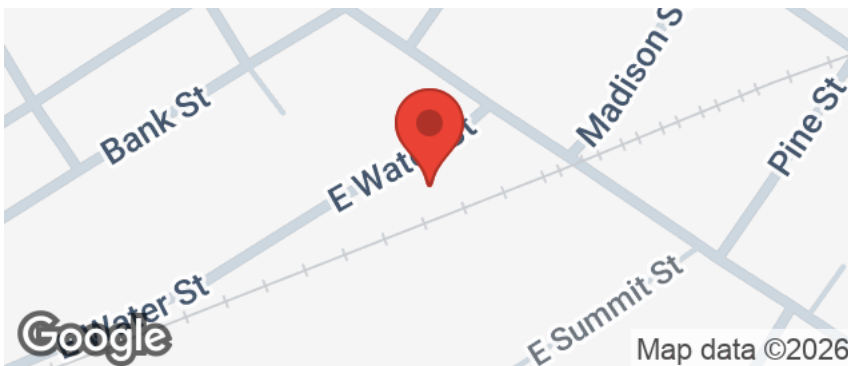




320 E WATER ST, NORWALK, OH 44857

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CONTACT:

FRANK VAN DRESSER
Licensed Professional Realtor
fvandresserjr@remax.net



FRANK VAN DRESSER
Licensed Professional Realtor
fvandresserjr@remax.net

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PROPERTY SUMMARY



Property Summary

Square Feet	1,600
Frontage	Approximately 465 Feet
Lot Size	0.484
Taxes 1/2 Year	356.05
Zoning	Commercial
Stories	1
Year Built	1940
Amps	200
Ceiling Height	13' 6
Sewer	Public- Bathroom is not currently functional.
Water	Public- No water service currently
Parking total	18

Property Overview

Exceptional opportunity...calling all contractors, mechanics, landscapers, hobbyists, car collectors, and investors. This versatile shop features two car lifts, air compressor, ample equipment storage, and generous on-site parking. The property includes two overhead doors 10' x 12' and 8' x 10' allowing for flexible access and functionality. Suitable for a variety of commercial uses, the building offers strong potential for revitalization and customization. With a need for some tender loving care, this shop promises the perfect canvas for your professional vision. Seize this outstanding chance to expand, relocate, or start your business! Take advantage of its prime location in the heart of Norwalk and limitless potential to establish a successful and lucrative venture.

Location Overview

Centrally located in Norwalk near the downtown business district, this property offers easy access to U.S. Route 250 and State Route 20. Surrounded by established businesses, government offices, and local amenities, the location provides convenience, accessibility, and a strong commercial presence.



PROPERTY PHOTOS

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PROPERTY PHOTOS

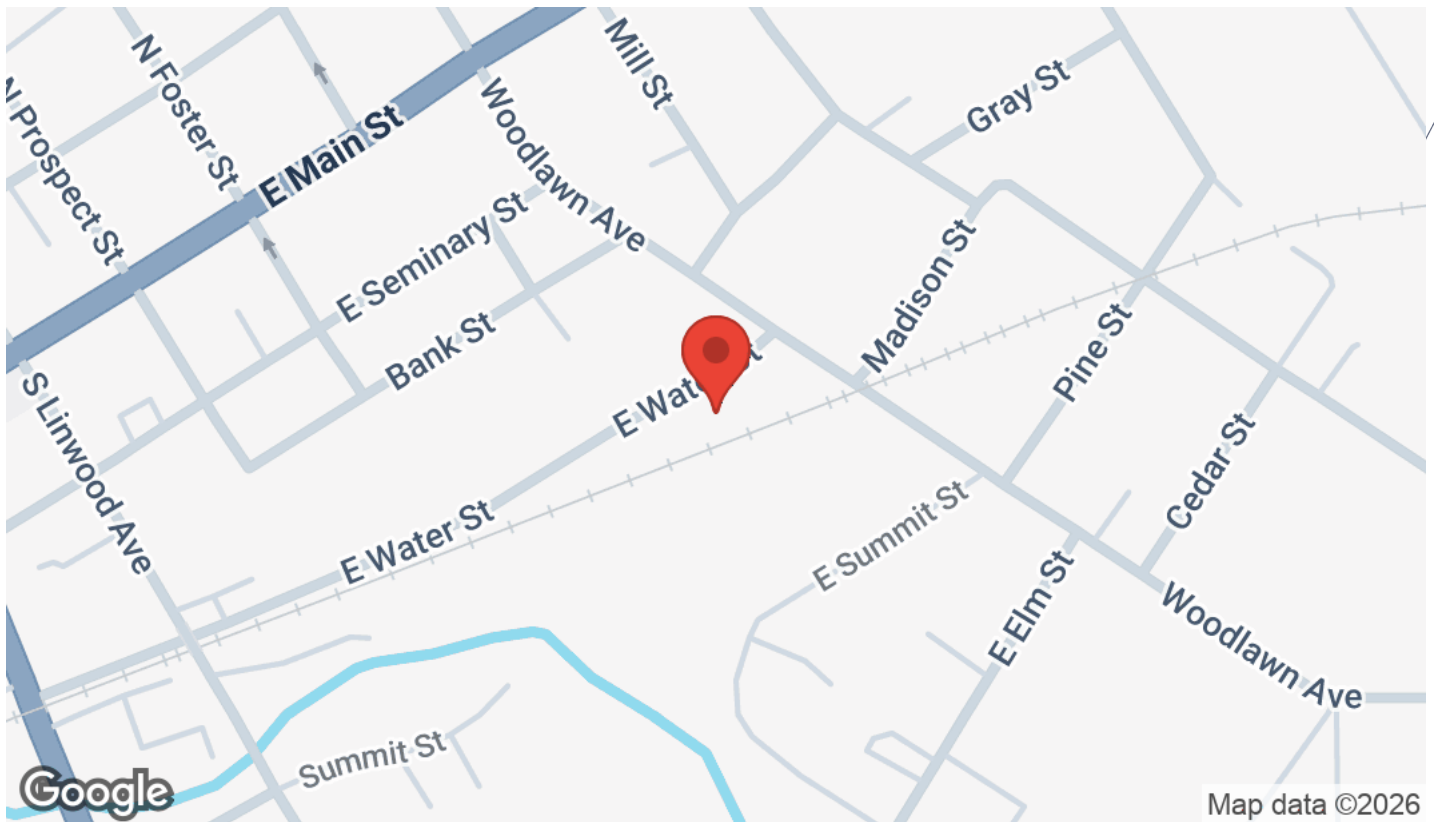
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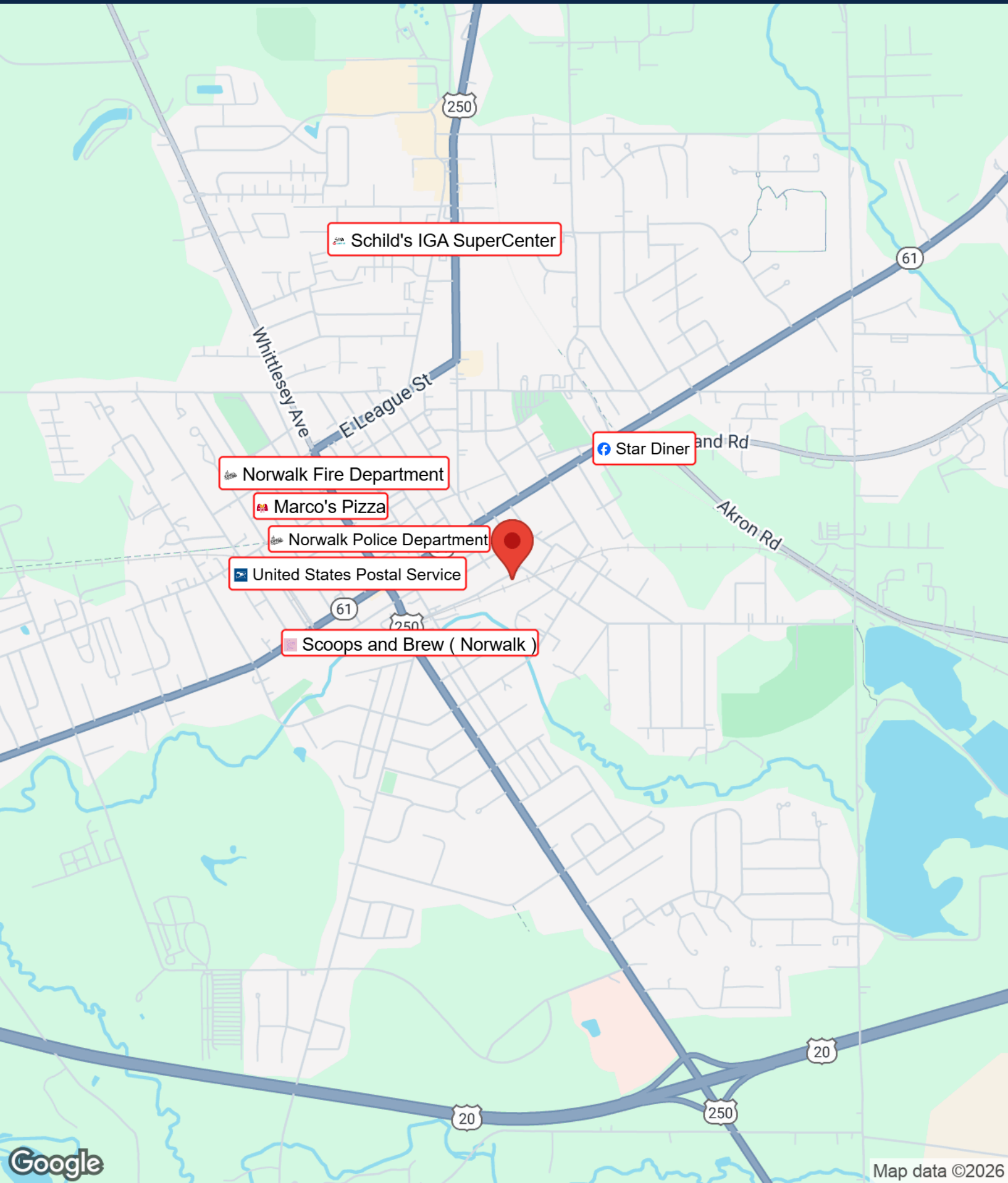
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LOCATION MAPS



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BUSINESS MAP



Schild's IGA SuperCenter

Norwalk Fire Department

Marco's Pizza

Norwalk Police Department

United States Postal Service

Scoops and Brew (Norwalk)

Star Diner

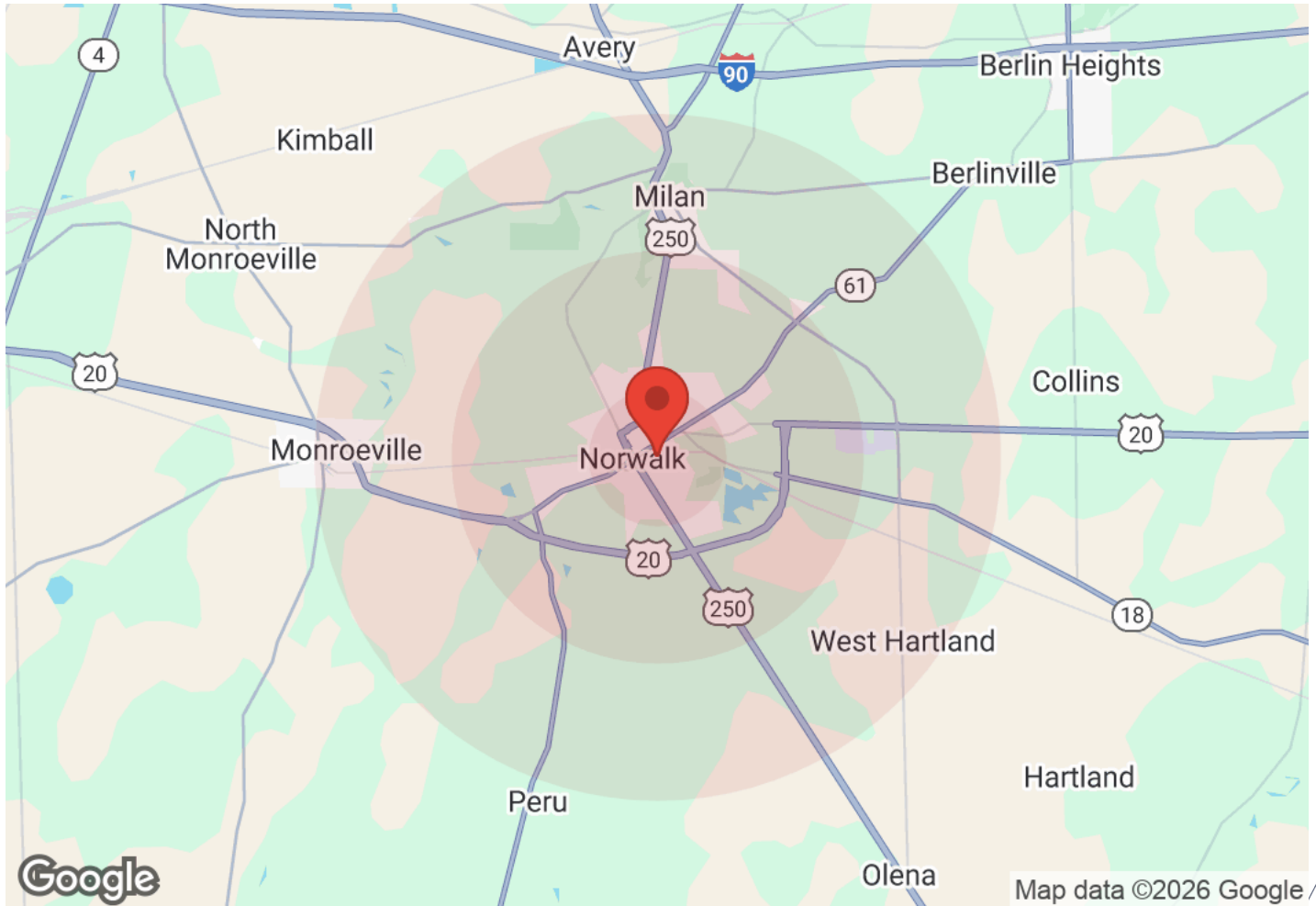


Google

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	4,534	9,874	12,854	Median	\$58,475	\$61,468	\$64,530
Female	4,566	10,331	13,321	< \$15,000	434	924	1,053
Total Population	9,100	20,205	26,175	\$15,000-\$24,999	357	721	870
				\$25,000-\$34,999	222	591	731
Age				\$35,000-\$49,999	670	1,320	1,655
Ages 0-14	1,778	3,850	4,821	\$50,000-\$74,999	694	1,482	1,883
Ages 15-24	1,223	2,594	3,300	\$75,000-\$99,999	598	1,326	1,724
Ages 25-54	3,402	7,250	9,328	\$100,000-\$149,999	432	1,026	1,475
Ages 55-64	1,062	2,514	3,387	\$150,000-\$199,999	189	610	843
Ages 65+	1,637	3,995	5,339	> \$200,000	163	445	593
				Housing			
Race				Total Units	4,076	9,114	11,749
White	7,646	17,231	22,762	Occupied	3,758	8,445	10,827
Black	238	491	539	Owner Occupied	2,049	5,137	6,925
Am In/AK Nat	12	26	31	Renter Occupied	1,709	3,308	3,902
Hawaiian	1	2	5	Vacant	318	669	922
Hispanic	913	1,837	2,055				
Asian	90	190	228				
Multi-Racial	200	428	552				
Other	N/A	2	5				

FRANK VAN DRESSER
Licensed Professional Realtor

Commercial Real Estate Advisor | Investor | Business Owner | Market Strategist



RE/MAX Quality Realty
226 Republic Street
Norwalk, OH 44857
C: (419) 379-1208
fvandresserjr@remax.net

With over 20 years of real estate experience and a solid background in construction, investment, and deal structuring, I specialize in helping investors identify, evaluate, and acquire high-performing properties. My approach is centered on delivering long-term value and results aligned with each client's unique investment goals. Spending five years on the ground with a premier regional builder gave me a hands-on technical foundation—enabling me to assess properties with a level of insight that sets me apart from most agents.

Raised in a real estate family, I officially entered the industry in 2001 and went on to acquire and expand my father's 26-year By Referral Only business—built on the core principles of integrity, trust, and exceptional client service. Today, I carry those same values into every transaction, working with a diverse range of clients including private investors, developers, and business owners. I lead a team of highly skilled professionals who collectively bring over 40 years of experience in the real estate industry.

I'm passionate about delivering results through efficient, modern systems while maintaining a personalized, high-touch approach. In a fast-paced, often transactional industry, I pride myself on providing the kind of attention, transparency, and reliability that builds lasting partnerships.

I hold a degree in management from Ohio Northern University, with a focus on negotiation and strategic communication, critical skills in complex transactions. I leverage technology, market analytics, and a high-touch advisory approach to help clients make data-driven decisions with confidence.

My background also includes extensive leadership within community and civic organizations, reflecting a deep commitment to service and stewardship. I've served in key roles such as past president of both the Rotary Club and City Park Board, past vice president of Norwalk Catholic Schools, and a member of the Chamber of Commerce, Fisher Titus Medical Center Finance Committee, and Foundation Board. Additionally, I've held leadership positions with the Jaycees (past president) and served as Huron County Jr. Fair Sheep Superintendent, among many others. These experiences underscore my dedication to investing in the community where I live and work. My goal is simple: to help clients build wealth through smart, strategic real estate moves.

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Quality Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Quality Realty does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

RE/MAX QUALITY REALTY

226 Republic Street
Norwalk, OH 44857



Each Office Independently Owned and Operated

PRESENTED BY:

FRANK VAN DRESSER

Licensed Professional Realtor

C: (419) 379-1208

fvandressejr@remax.net



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