



86 SUBSTATION ROAD
BRUNSWICK, OH 44212
SALE PRICE: \$900,000



PROPERTY HIGHLIGHTS

- Available: 24 Acres | Price Per Acre: \$37,500
- Property Consists of a 4 Bed | 1 Bath House (1,200 SF) - Built in 1921 (Currently Rented on a Month-to-Month Lease)
- Outbuilding Consists of 1,930 SF - Built in 1930 and 1987
- Ideal for Redevelopment for Cluster Homes - Minimum Lot Size of 15,000 SF
- Ideal for a Large Custom Home with Total Privacy and Woods
- Frontage: ±175' | Depth: ±2,403'
- Utilities: Electric | Gas | City Water | Septic System
- Zoning: Residential District (R1) | Brunswick Hills Township | Brunswick City School District
- 2025 Annual Real Estate Taxes: \$6,121.44
- Please Do Not Walk the Property Without Contacting the Agent – Need 24 Hour Notice!



LISTING AGENT

Sam Tecca

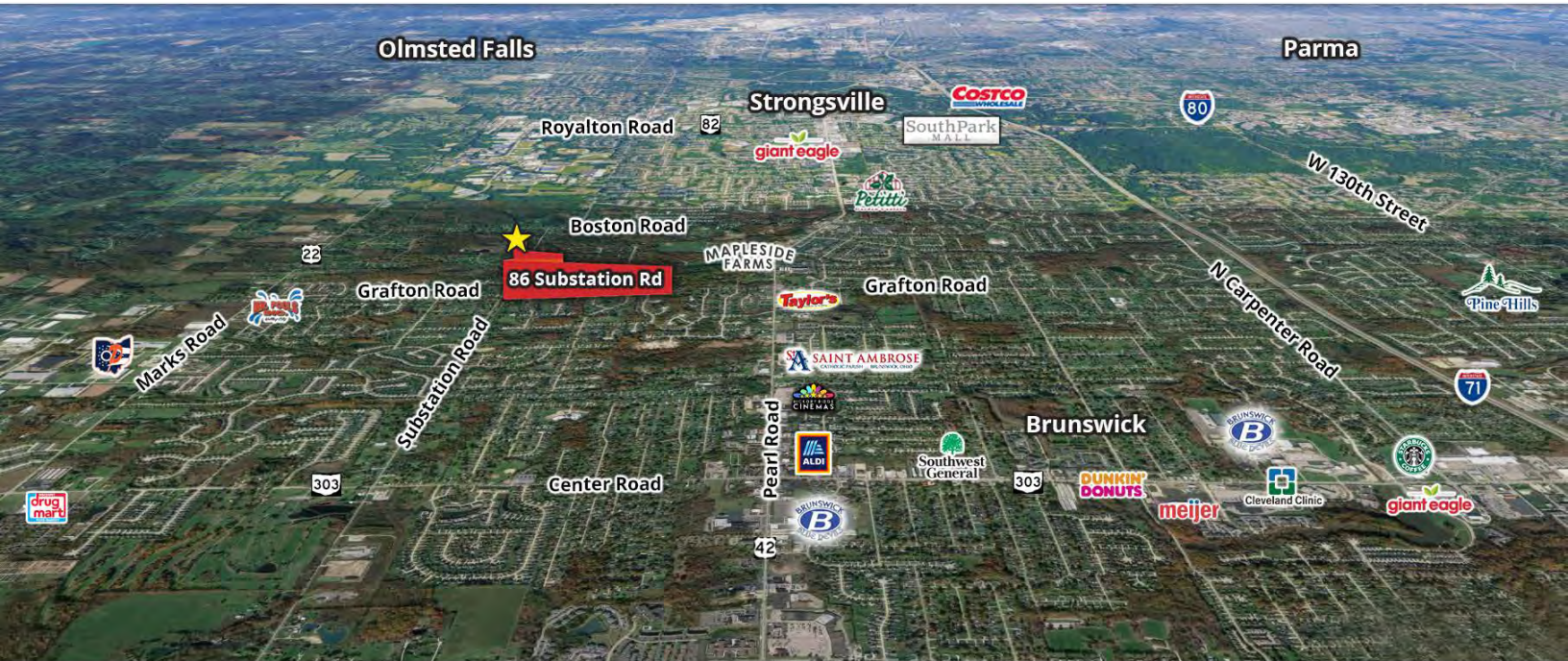
sam@gerspachergroup.com

330.722.5002





**86 SUBSTATION ROAD
BRUNSWICK, OH 44212
SALE PRICE: \$900,000**



PROPERTY OVERVIEW

Situated on 24 acres in desirable Brunswick Hills Township, 86 Substation Road presents a rare opportunity for both residential redevelopment or a private estate setting. The property features a secluded environment surrounded by natural woods and a pond. Currently located on the property is a 1,200 SF single-family home built in 1921 featuring 4 bedrooms and 1 bathroom. The residence is currently rented on a month-to-month lease, providing potential interim income while redevelopment or future plans are considered.

LOCATION OVERVIEW

86 Substation Road provides direct access to nearby roadways such as Route 303 and Route 42, with quick connections to I-71. This location places the property approximately 30–40 minutes from both Cleveland and Akron, making it ideal for commuters while maintaining a quiet suburban-rural setting.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	3,114	45,823	92,678
Total Units	1,297	19,104	39,105
Median Income	\$99,244	\$96,004	\$98,131

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

