

HOUSE/BAR & LAND



ABOUT THE PROPERTIES

FOR SALE \$750,000

RESIDENTIAL PROPERTY – 4516 LAKE ROAD

- SPLIT-LEVEL SITUATED ON MULTIPLE LOTS
- 3 BEDROOMS / 1.5 BATHROOMS
- NEWER WINDOWS AND ROOF
- UPDATED INTERIOR
- FINISHED LOWER LEVEL
- 3-SEASON ROOM OFF THE BACK
- 6-CAR GARAGE WITH ELECTRIC
- AMPLE OUTDOOR SPACE
- LOCATED WITHIN MEZPAH BEACH ASSOCIATION

- INCLUDES ACCESS TO A LARGE PRIVATE BEACH
- SMALL MEMBERSHIP FEE REQUIRED

BAR / TAVERN PROPERTY– 4540 LAKE ROAD

- TURN-KEY OPERATION
- FULL FUNCTIONAL COMMERCIAL KITCHEN
- EQUIPMENT INCLUDES:
 - LARGE ELECTRIC SMOKER
 - 36" GRIDDLE
 - DOUBLE-BASKET DEEP FRYER
 - PIZZA OVEN
- BUILDING SITS ON MULTIPLE LOTS
- IDEAL FOR OUTDOOR BAR, VOLLEYBALL
- EXISTING DECK & PATIO W/ LAKE VIEWS
- AMPLE ON-SITE PARKING
- NEWLY RENOVATED APARTMENT UPSTAIRS

OHIO LOTTERY APPROVED: KENO, SCRATCH-OFFS, PULL TABS
APPLIED FOR AND PENDING



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4540 & 4516 LAKE ROAD



Bar/Tavern: Income

- Newly renovated
- 3-bedroom apartment UP
- Currently rented for \$1,000 per month



Split-Level Home

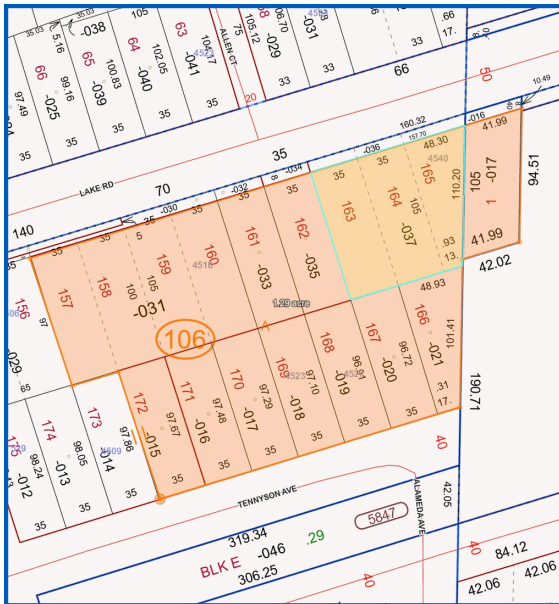
- 1.5 Bathrooms
- 3 Bedrooms
- Update Interior with 3 season room off back.



Location & Development Highlights

- Located in an up-and-coming area
- Millions invested in surrounding new projects
- Properties sit along the city's new "Connectivity Path"
- Planned new Field House / community sports complex to the east of the bar

PARCELS BREAKDOWN



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