

**FOR SALE**

**SALES INFORMATION**

**\$497,500**

**SELF STORAGE/RESIDENCE**

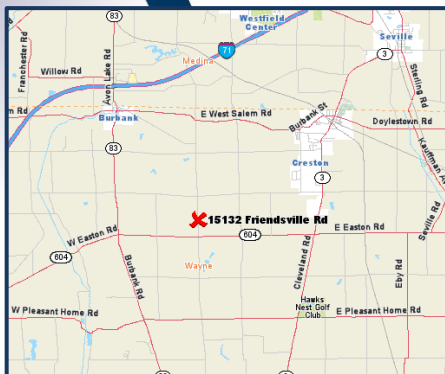
**15132 FRIENDSVILLE ROAD • BURBANK OH**



**\$152,400  
PRICE REDUCTION**



**62 STORAGE UNITS  
30 INDOOR SPACES  
FOR SEASONAL  
CAR/TRUCK/BOAT  
STORAGE  
98% LEASED**



**BUILDING DATA**

**Building Inventory**  
**7 Storage Buildings - 20,976 SF**  
**House - 1,456 SF**  
House Built: ..... **1978**  
Storage Buildings: .... **1979 - 2004**  
Ceiling Heights: ..... **Varies**  
Air Conditioned: ..... **House**  
Type of Heat: ..... **FHA House**

**SITE DATA**

Area: ..... **7.3715 Acres**  
Frontage: ..... **100'**  
Depth: ..... **1235'**  
Zoning: ..... **Residential**  
Water: ..... **Well**  
Sewer: ..... **Septic**  
Electric: **Holmes-Wayne Electric**  
Internet Access: ..... **Yes**  
Nearest Interchange: ..... **I-71**  
Distance: ..... **2 Miles**

**Commercial & Industrial**  
**GERSPACHER**  
Since 1959 **REAL ESTATE GROUP**

330.722.5002 • Fax: 330.723.6330  
113 West Liberty Street • Medina, OH 44256  
[www.SellingMedinaCounty.com](http://www.SellingMedinaCounty.com)

**LISTING AGENT**  
**TROY GERSPACHER, CCIM**  
**330.722.5002 • 800.288.6136**  
**Troy@theGgrp.com**

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