

# FOR SALE

**SALE  
INFORMATION  
\$279,500**

## RETAIL/HOME 8663-8665 NORWALK ROAD LITCHFIELD OH



**\$20,000 PRICE REDUCTION**

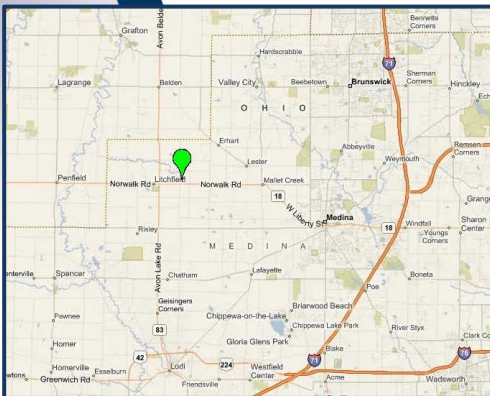


### BUILDING DATA

Available Space: ..... **6,742 SF**  
Repair Shop: **3,480 SF**  
With **300 SF Office**  
Storage: **1,740 SF**  
Three-Bedroom Home: **1,522 SF**  
Year Built: ..... **1960**  
Ceiling Height: ..... **9' to 12'**  
Drive-in Door: ..... **2(10' x 10')**  
Air Conditioning: **Home & Office**  
Voltage: ..... **220**  
Ampere: ..... **200, 3 Phase**  
Heat: ..... **Heat Pump & Radiant**  
Parking Spaces: ..... **30**  
Trailer Parking: ..... **Yes**

### SITE DATA

Acres: ..... **2.07**  
Frontage: ..... **275'**  
Depth: ..... **328'**  
Zoning: ..... **C-2 Commercial**  
Electric: ..... **Lorain Rural Electric**  
Water: ..... **Lorain County**  
Sewer: ..... **Septic**  
Gas: ..... **Propane**  
Daily Traffic Count: ..... **6,930**



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