

FOR SALE



\$ 145,000

12-14 N Main St, Hubbard, OH 44425

- Total of 3 units
- Fully Leased investment property with two retail tenants & second floor apartment.
- Located in the heart of downtown Hubbard, OH.
- Offered at an 8.25% cap rate.
- 2,268 SQFT Total

BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 15
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



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We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full**Commercial-Retail**

List Number: 222027345

 Status: Active
 Listing Service:
 Original List Price: \$165,000

 List Price: \$145,000
 List Price Sqft:
 VT:

Parcel #: 02-177100

Previous Use: Retail + Apartment

Use Code:

Tax District: 02

Zoning:

For Sale: Yes

For Lease: No

Exchange: No

Occupancy Rate: 100

Mortgage Balance:

Gross Income: 0

Assoc/Condo Fee:

Total Op Expenses: 0

Addl Acc Cond: None Known

NOI: 0

 Tax Abatement: No
 Taxes (Yrly): 113,166
 Assessment:

 Abatement End Date:
 Tax Year: 2022

 Tax Incentive:
 Possession:
General Information
 Address: 12 N Main Street
 Between Street: West Liberty St & Orchard Ave
 Complex:

 Unit/Suite #:
 City: Hubbard
 County: Trumbull
 Mult Parcels/Sch Dis: No

 Zip Code: 44425
 Corp Limit: Hubbard
 Township: None
 Near Interchange:

Tax District: 02

Dist To Interchange: 1

Building Information
 Total SqFt Available: 0
 Bldg Sq Ft: 2,268
 # Floors AboveGround: 2
 # of Docks: 0
 Year Built: 1900
 Traffic CountPerDay:

 Minimum Sqft Avail: 0
 Acreage: 0.1
 # Units: 3
 # Drive-In Doors: 0
 Year Remodeled: 2022
 Ceiling Height Ft:

 Max Cont Sqft Avail: 2,268
 Lot Size: 41 111
 Parking Ratio/1000:
 Total Parking:
 Bay Size:

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials
 Lease Rate \$/Sq Ft: 0
 Expenses Paid by L: Building Insurance; RE Taxes
 T Reimburses L: Curr Yr Est \$/SF TRL: 0
 T Contracts Directly:
 Curr Yr Est \$/SF TRL: 0
 Curr Yr Est \$/SF LL:

 Term Desired:
 Will LL Remodel:
 Finish Allow/SQFT \$:
 Pass Exp Over BaseYr:
 Exp Stop \$:
Features
 Heat Fuel: Gas
 Heat Type: Forced Air
 Electric: Single Phase
 Services Available: Electric; Gas; Sanitary Sewer; Storm Sewer; Water
 Construction: Frame
 Sprinkler: None
 Mult Use: Multi-Family; Retail
 New Financing: Conventional

 Sewer:
 Electric: Single Phase
 Misc Int & Ext Info:

MLS Primary PhotoSrc: Realtor Provided

Property Description

Fully leased investment property with two retail tenants and a second-floor apartment. Original hardwood floors have been refinished. Located in the heart of downtown Hubbard, OH. offered at an 8.25% cap rate. Agent is related to the seller.

Sold Info

Sold Date: DOM: 147

 SP:
 Sold Non-MLS: No
 SirAst:

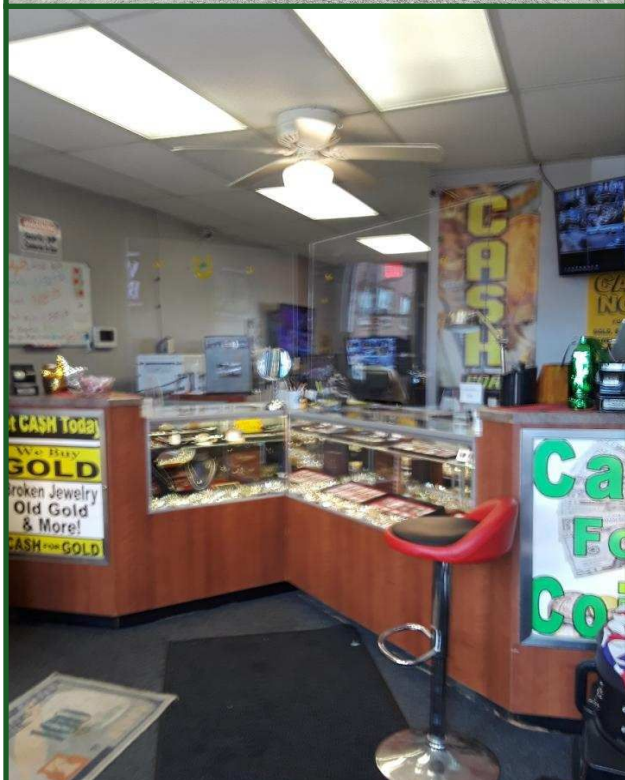
 SirCns:
 Concession Comments:

 Sold Non-MLS: No
 December 14, 2022

Prepared by: Randy J Best

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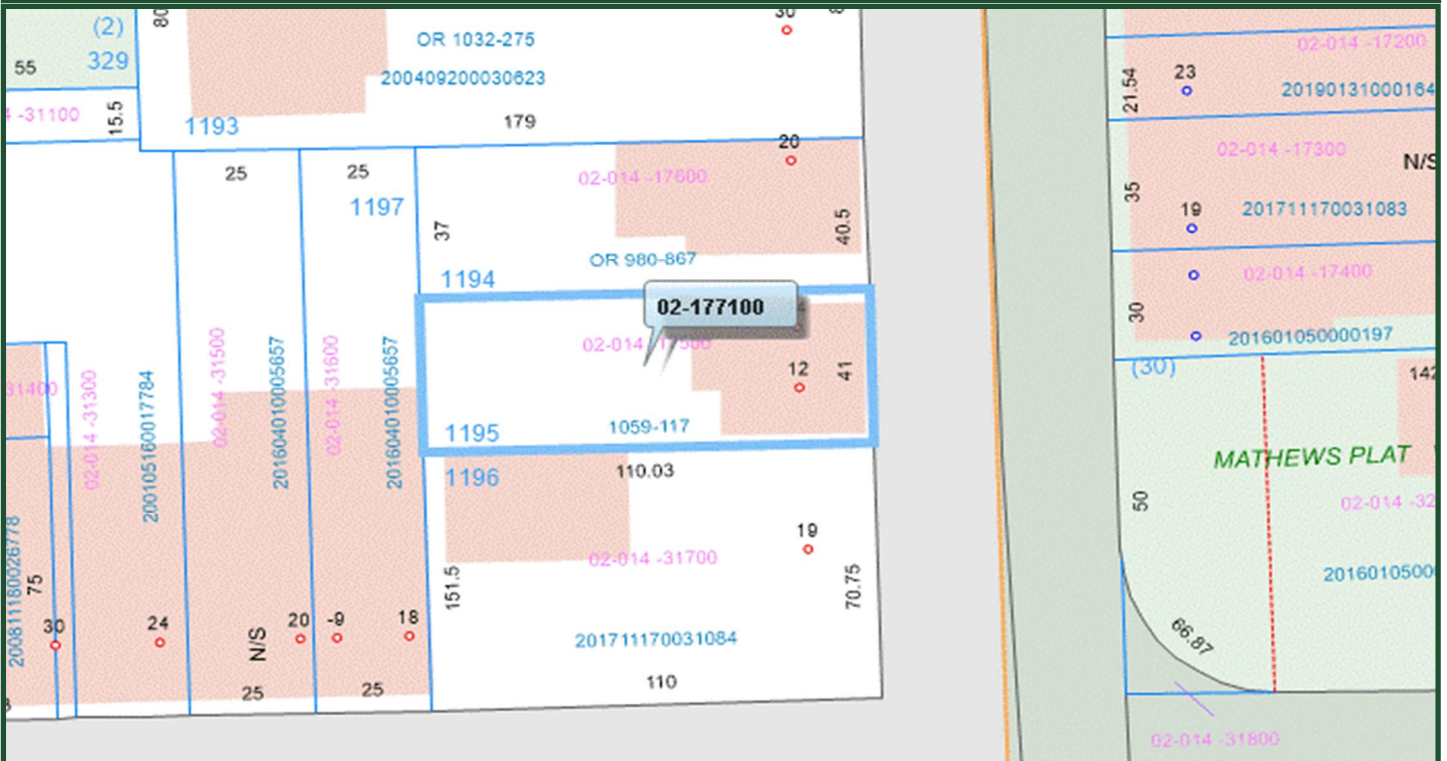
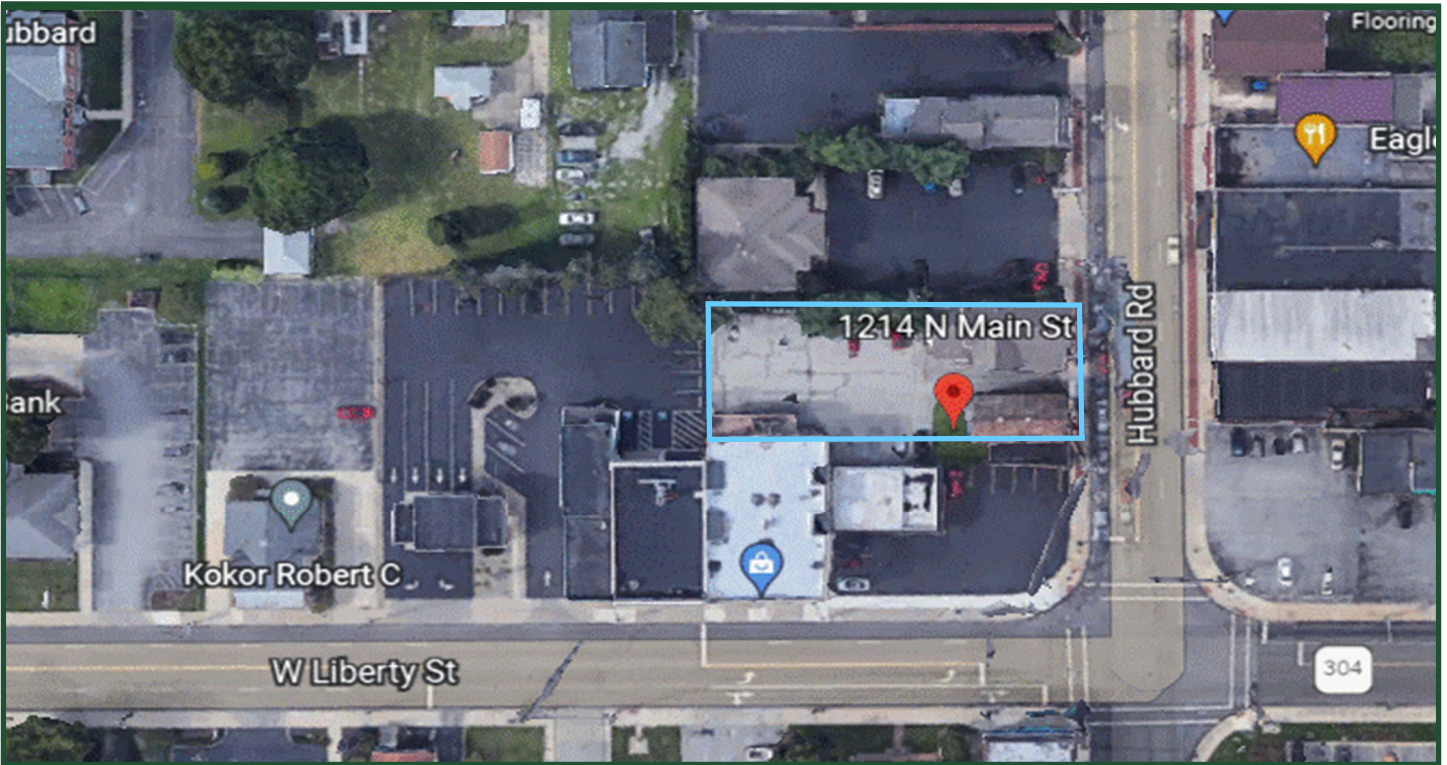


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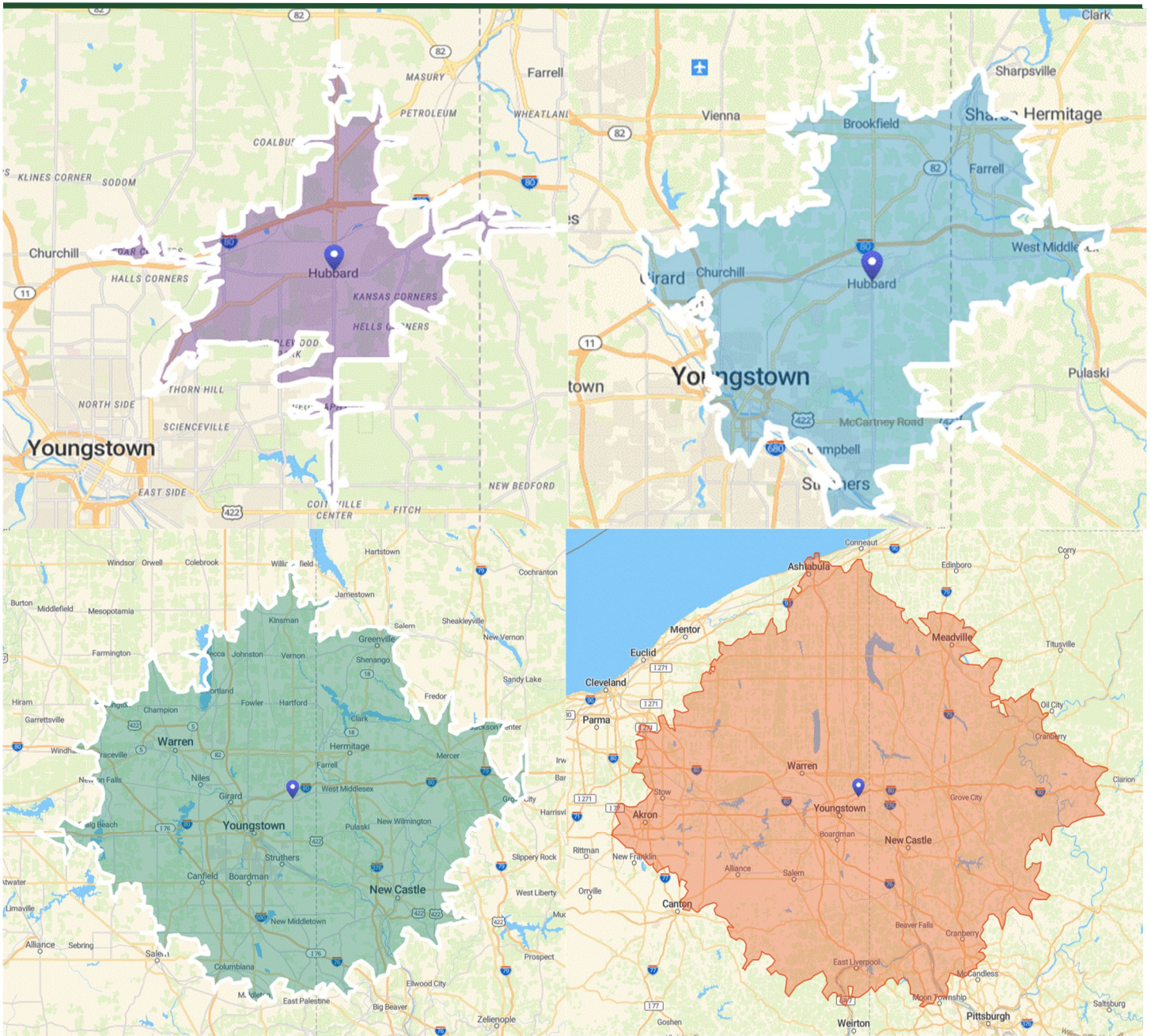


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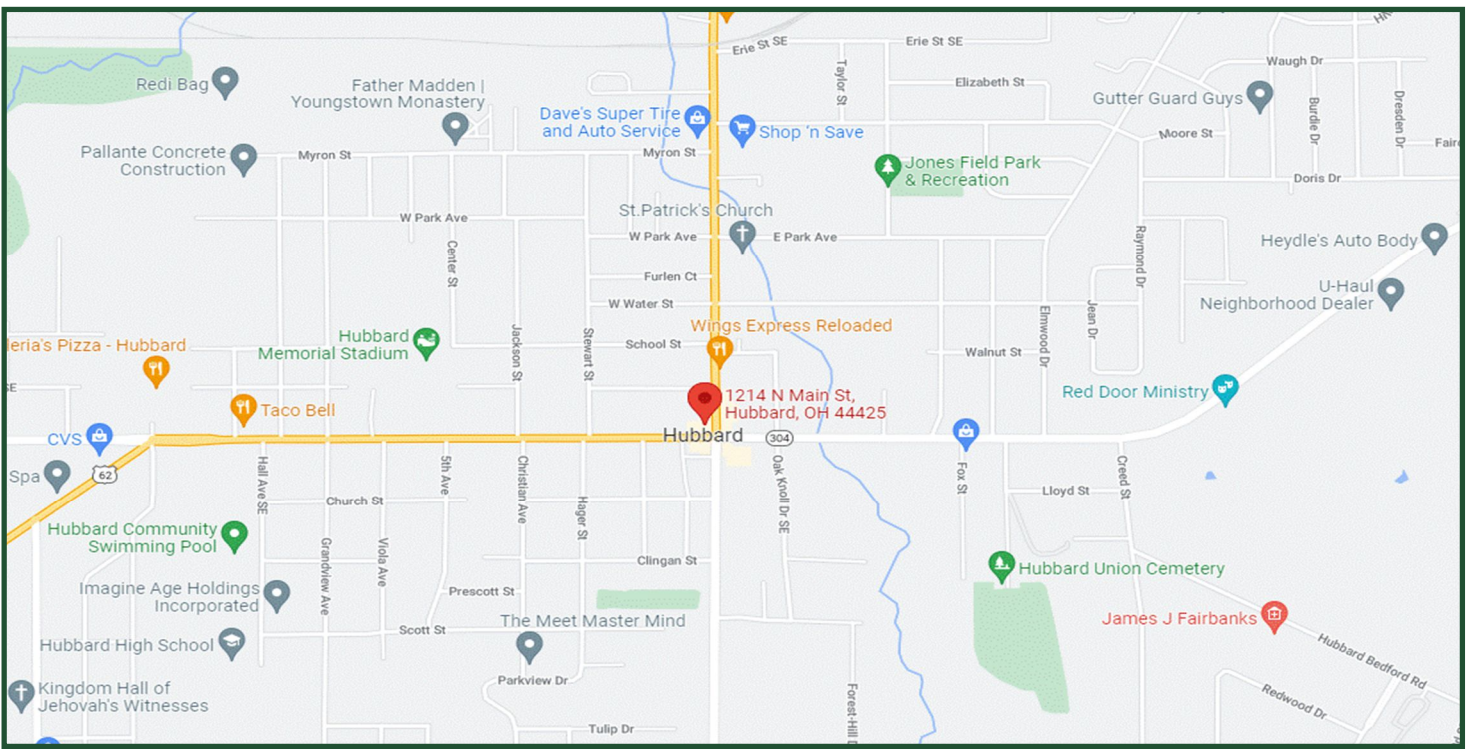
DRIVING RADIUS

5 MINUTE **10 MINUTE**
30 MINUTE **60 MINUTE**

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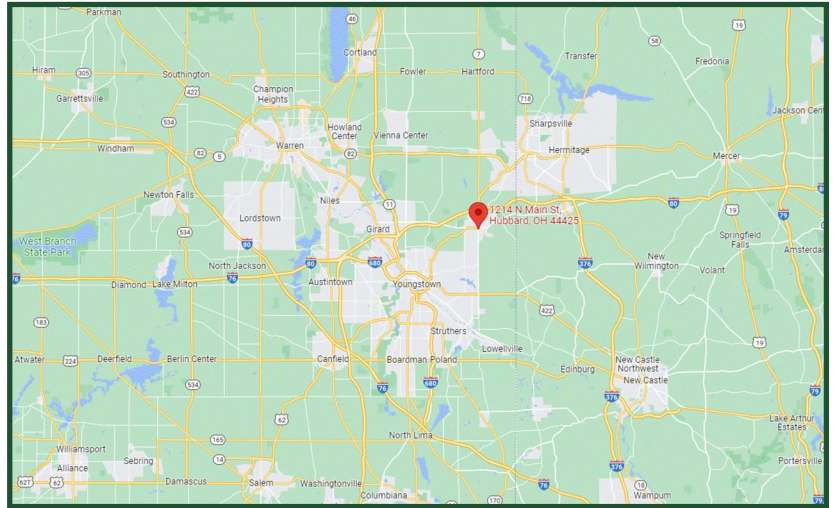


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TRAFFIC COUNT

Street	Avg Daily Volume
N MAIN ST	9,036
E LIBERTY ST	7,463
S MAIN ST	6,413



DEMOGRAPHICS

	WITHIN 2 MILE	WITHIN 5 MILES	WITHIN 10 MILES
Population (2022) 	10,811	42,285	240,069
Households (2022) 	4,297	16,475	99,795
Avg Household Income 	\$65,303	\$58,101	\$57,669

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COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers

 **WORTHINGTON INDUSTRIES**

 **FedEx**

 **Nationwide**

 **XPO Logistics**

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN ELECTRIC POWER**

 **Huntington**

 **Whirlpool CORPORATION**

 **DSW DESIGNER SHOE WAREHOUSE**

 **VERTIV**

 **HYPERION**
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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