



**COLDWELL
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SCHMIDT FAMILY OF
COMPANIES

FOR SALE

MILLETT AUCTION HOUSE AND MARKET PLACE PORTFOLIO SALE

\$368,000

728-722 Main Street
Vermilion, OH 44089

AVAILABLE SPACE

15,000 SF Auction House / 2,800 SF Duplex Portfolio Sale Only

FEATURES

- Auction/Market Place contains a two-bedroom apartment with Living Room, Full Bath, Kitchen, 1,000 SF including gas heat, central air, range, dishwasher, refrigerator.
- Duplex and Auction House Apartment has newer windows, furnace, and roofing
- Property is listed on the National Register of Historic Places - Reference Number 79003954 / 11/14/1979
- Redevelopment Possibility

This unique property was a historic church and now functions as a community



OFFICE

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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SALE



OFFERING SUMMARY

Sale Price:	\$368,000
Building Size:	15,000 SF
Building Size:	2,800 SF
Zoning:	B-2 and R-4-A
Market:	Commercial Specialty Property/ Portfolio Sale
Submarket:	Business For Sale - Auction and Market with Multi-family Apartments
Price / SF:	\$20.67

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PROPERTY OVERVIEW

This unique property is located at 728 Main Street and 722 Main Street (adjacent properties). The historic church building is now an Auction House and Market Place. The business consists of a monthly auction, monthly booth rentals, and the two-family home which is fully leased. The Auction/Market Place is 15,000 SF (20 rooms) and the multi-family home is 2,800 SF, consisting of two 6-room, 1,400 SF units.

PROPERTY HIGHLIGHTS

- Auction/Market Place contains a two-bedroom apartment with Living Room, Full Bath, Kitchen, 1,000 SF including gas heat, central air, range, dishwasher, refrigerator.
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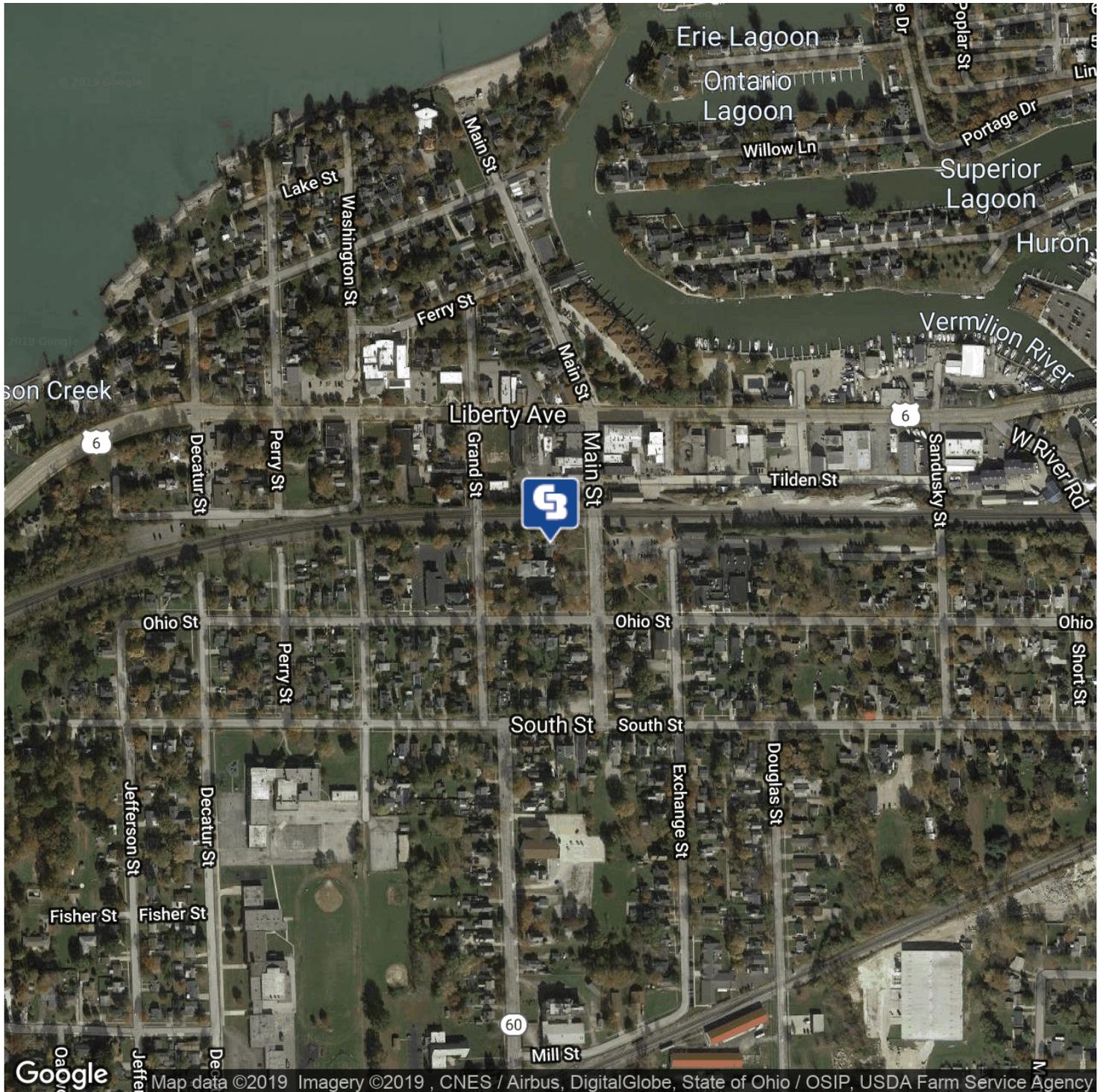
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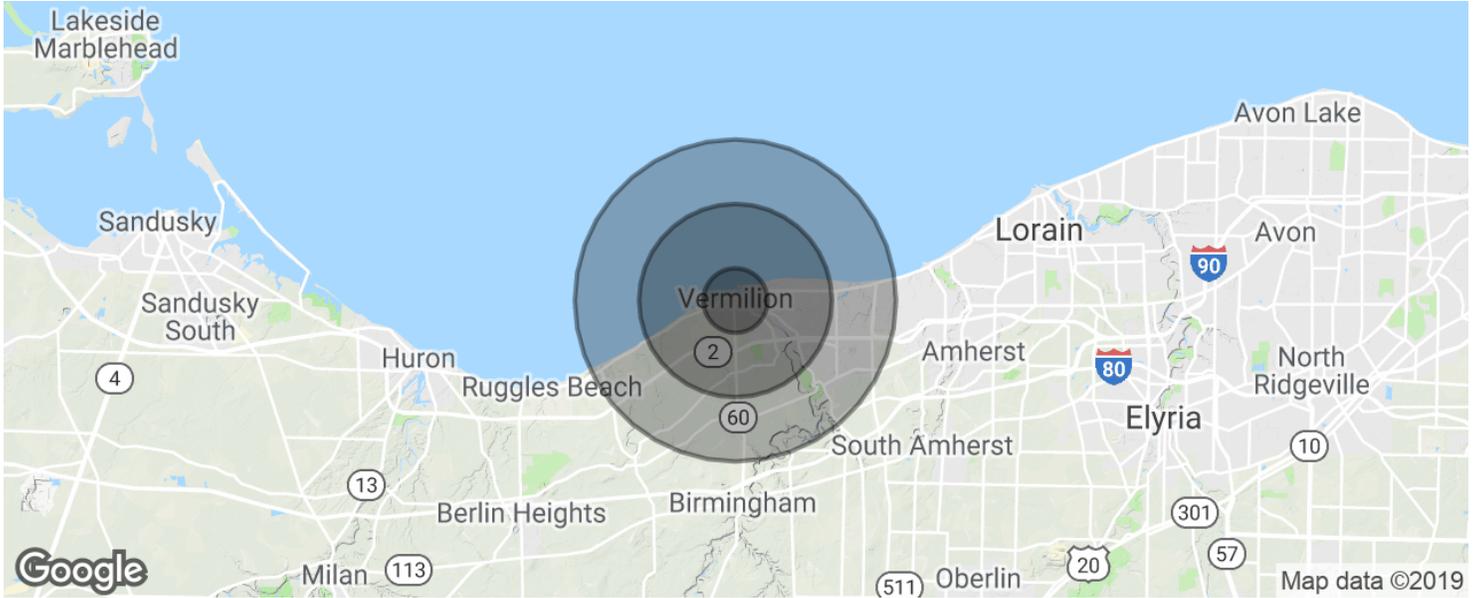
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,778	10,057	16,955
Median age	44.0	44.7	45.2
Median age (Male)	42.6	43.1	43.6
Median age (Female)	45.8	46.3	46.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,164	4,133	6,852
# of persons per HH	2.4	2.4	2.5
Average HH income	\$68,809	\$68,881	\$68,921
Average house value	\$205,246	\$205,063	\$205,755

* Demographic data derived from 2010 US Census

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