

AVAILABLE
3.168 Acres, Land
147 Keep Ct., Elyria, Ohio

- Size:** 3.1683 acres (approximately)
- Frontage:** Over 410 feet of frontage on I-90 which has traffic count of close to 60,000 per day.
- Zoning:** LI (formally M-1) light industrial with a wide variety of permitted uses.
- Features**
- Ohio Edison power line to the property (to serve adjacent cell tower).
 - Fire hydrant 8" water line in street and next to the property at 145 Keep Ct..
 - 15' side-yard setback next to 145 Keep
 - Sanitary line in the street right of way.
 - Storm water line also in the street and ditch along I-90 right of way.
- Extra:** Awesome I-90 frontage and visibility
- Seller will consider a tax-deferred trade-in into the subject property.
- Price:** \$316,000 or \$100,000/acre.
- 100% tax abatement on all improvements over first 10-15 years may yield savings of more than the land price.
- Financing:** Up to 85% - 90% SBA financing depending on credit. Special financing at 50% of prime may be available.
- Broker** Logos Realty Company has the listing and will work with all procuring brokers.
Call Bob Graham at 440-324-3550