

2047 North Ridge Road (SR 20) - Baker Restoration & Construction  
**Two Commercial Buildings For Sale -**  
**(Office/House & Commercial Building)**  
 Painesville Township, Ohio 44077 (Lake County)

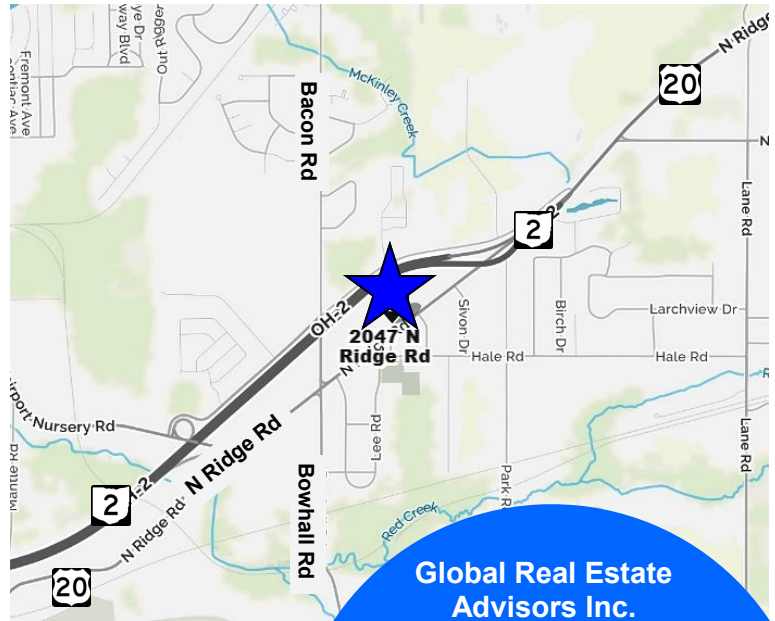


2047 North Ridge Road, Painesville Township, Ohio 44077

**Property Features:**

- 1,796± SF House/Office/Apartment
  - ~**1st Floor:** 1,042± SF Office Space  
3 Offices, Kitchen, 1/2 Bath, Walk-Out Deck, Attached 2 Car Heated Garage, Gas Heat
  - ~**2nd Floor:** 754± SF Apartment - **LEASED**  
3 Bedrooms, Kitchen, Full Bathroom, Electric Heat, Separate Entrance  
Rental Income of \$450.00 Monthly
- ~**Commercial Building**  
2,800± SF (40' x 70') Warehouse Space  
14' Clear Ceiling Height, Block Construction, Drive-In Door 12' H x 16' W, Floor Drains, Fluorescent Lighting, Roofs are Approximately 6 Years Old
- .85 ± Acres
- Zoned B-3 Commercial
- Great for Landscapers or Contractors
- Easy Access to SR 2, Close Proximity to SR 44

**New Price at \$195,000.00**



**Global Real Estate Advisors Inc.**  
 Tim Sawicki  
 440-255-5552 x 222  
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**Neil Sawicki, SIOR, Broker**  
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