



2895 HARDING HWY., LIMA, OH 45804 419-228-8899/WWW.RSRE.COM

2500 GREELY CHAPEL RD.,  
LIMA, OH 45804

# INDUSTRIAL PROPERTY

2500 Greely Chapel Rd

For Sale

\$ 525,000

\$30K PRICE  
IMPROVEMENT!  
MOTIVATED  
SELLER!!!



## PROPERTY FEATURES

AS SELLER IS RELOCATING, this scenic 11.17 acres--once used as a Horse Farm with potential to restore to a horse farm, or perhaps a small business to support other businesses in the area, or convert/renovate barns into barndominiums--is now available & on the market. Great visibility from & access to I-75, SR 65, & SR 309, close to hotels, shopping, restaurants, hospital/medical facilities, fairgrounds, veterinary services, OSU-Lima, and P&G.

Currently, property includes two (2) fully enclosed steel equestrian riding arenas (70x150x14 and 60x90x14) residing on 3.94 acres, providing a clear span, open-framed design, structural rigidity, sense of openness, allowing for commercial/hobby use, riding therapy, overall functionality and design with sufficient height for training and pleasure horseback riding, exercise, business/flexible use. Year built: 1998. Gravel drives (including a horseshoe-shape drive).

Property details: Consists of 2 parcels. Parcel #47-0800-04-005.000 & Parcel #47-0800-04-005.001

- First Building: 70x150x14 inside arena, walk-in doors, vapor barrier in ceiling (11,340 sq.ft.), new rain gutters on 1st building. 200 AMP service, 30' sliding doors on North & South ends, 14' doors on East & West ends, 3/12 roof pitch.
- Second Building: 60x90x14 (10' side walls on the back) inside arena, two 20x14 sliding doors (end walls), 2 walk-in doors, vapor barrier in ceiling (5,796 sq.ft.). two 10' sliding doors on East side, 20' sliding doors on West side, 15' sliding doors on North side.
- 150' skylights in ceilings of buildings running down the ridge.
- Piers are on concrete base.
- 7.23 acres of rear pasture w/ lots of possibilities- horse or livestock enthusiasts (e.g. 4-H), lock & store business, small business, etc. Highly motivated seller!! Bring offers!!

Taxes: \$3,370.06

Utilities: electrical, (both barns), natural gas, well

Zoning: Light Industrial

Lighting: High pressure sodium lighting (easy conversion to LED)

Flooring: Dirt (solid clay, initially 12" deep)

Billboard: Contract with LaMar generates \$2,250/year; provides add'l lighting, access.

Notes: Condition of property: Poor to average.

SHOWINGS: By appointment only; Listing Agent must be present at all showings.

LISTING TERMS: cash, conventional; Seller may carry.



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