

AVAILABLE FOR SALE

1643 FIRST STREET, SANDUSKY, OHIO



COMMERCIAL RE-DEVELOPMENT IN EAST BAY ENTERTAINMENT DISTRICT

**CEDAR POINT
AMUSEMENT PARK**

LAKE ERIE

**3RD PRICE REDUCTION!
NOW \$4,100,000**



SANDUSKY BAY

CHAUSSEE

CAUSEWAY

**SON RISE
MARINA**

**VENETIAN
MARINA**

PROPERTY HIGHLIGHTS:

- 15± Acres of Waterfront Property on Sandusky Bay
- 1,000± Feet of Street & Water Frontage
- Potential Re-development Uses: Condos, Marina, Retail Services, Hotel Entertainment Complex
- Spectacular View of Cedar Point and Sandusky Bay
- Immediate Access to Cedar Point Causeway
- 3.5 million people will pass this property every year on their way to Cedar Point Amusement Park which is the largest park of its kind in the country
- Accessible from I-80 (Ohio Turnpike), I-90, State Route 2, US 6, US 250, & S.R. 101

For more information contact our licensed real estate salesperson:

TERRY COYNE, SIOR, CCIM

VICE CHAIRMAN

216.453.3001

tcoyne@ngkf.com

**Newmark Grubb
Knight Frank**

www.ngkf.com/cleveland

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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