

Flex / Retail / Office for Sale or Lease

715 COTTAGE STREET, ASHLAND, OH 44805

PRICE REDUCED!



Overview

Own a fully renovated office or retail space with income-producing tenants already on-site. 715 Cottage Street offers a unique 3-building office / retail & warehouse opportunity in Ashland. As demand for owner-user space rises, this is a chance to control costs, house operations, and build equity in one move. 3,364 SF of office / retail space. Two (2) warehouse buildings in excellent condition 2,000 SF, and 1,266 SF respectively. Roughly 3,000 SF of walkout basement space accessible via a garage door and man door. Clean, dry, and heated with a half bath for many uses. Formerly occupied by A&M Fire. Loading dock for semi delivery in the rear building. Full 3 phase power, paint booth, bathroom, overhead crane beam, compressed air pipe system and water throughout. This property is perfect for a business requiring a retail presence, private office or client meeting space, and abundant, secure storage. If you're a business owner or an investor, call today.

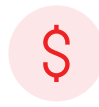




Retail Suites:	Size:	Lease Rate:
Suite 1	1,276 SF	\$11.00 SF/YR (Gross)
Suite 2	1,044 SF	\$11.00 SF/YR (Gross)
Suite 3	1,044 SF	\$11.00 SF/YR (Gross)

Warehouses:	Size:	Lease Rate:
Warehouse 1	2,000 SF	\$11.00 SF/YR (Gross)
Warehouse 2	1,266 SF	\$11.00 SF/YR (Gross)

Highlights

- Brand New Interior - Space is in Excellent Condition
- Excellent Visibility From the Street With Great Signage Potential
- Fully Built-Out as Retail or Office Space With Warehouse
- Three (3) Buildings Consisting of One (1) Storefront Retail 3,364 SF, and Two (2) Warehouses 2,000 SF, and 1,266 SF

Property Details

	Sales Price \$550,000 \$475,000		Lease Rate \$11.00 SF/YR (Gross)
	Space Available 1,044 - 6,630 SF		Building Size 9,630 SF
	Lot Size 0.51 Acres		

Rev: July 10, 2025



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Our Network Is Your Edge

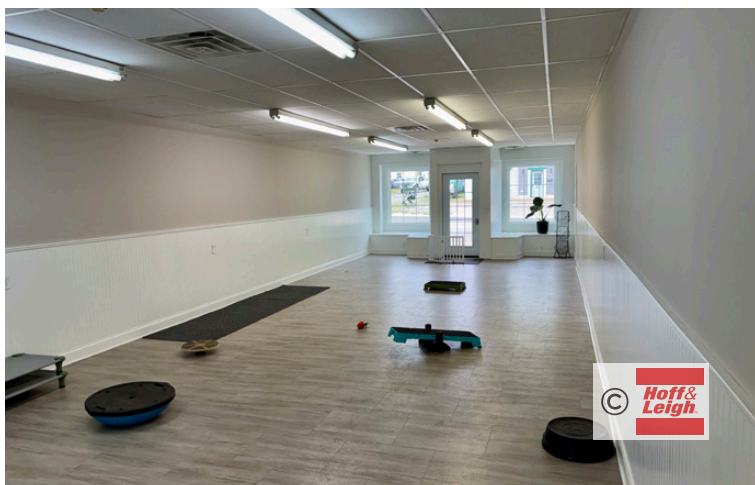
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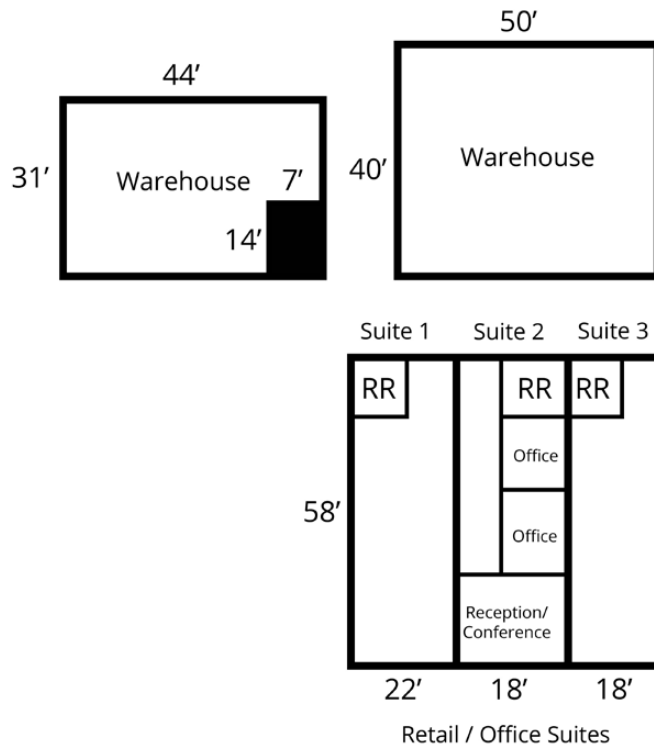
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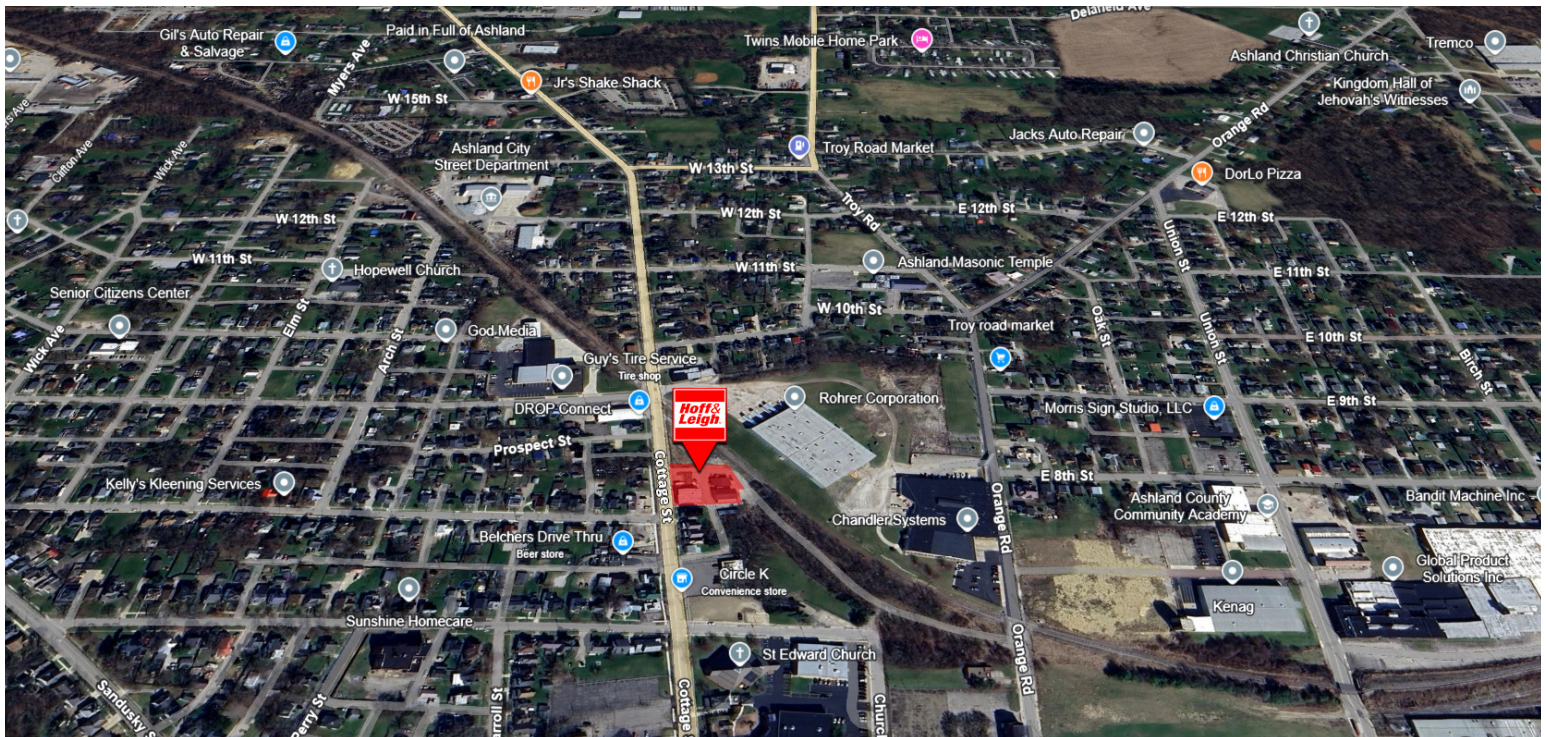
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