

Historic Andrew Carnegie Library

For Sale | 282 State Street, Conneaut, Ohio 44030



CUSHMAN &
WAKEFIELD

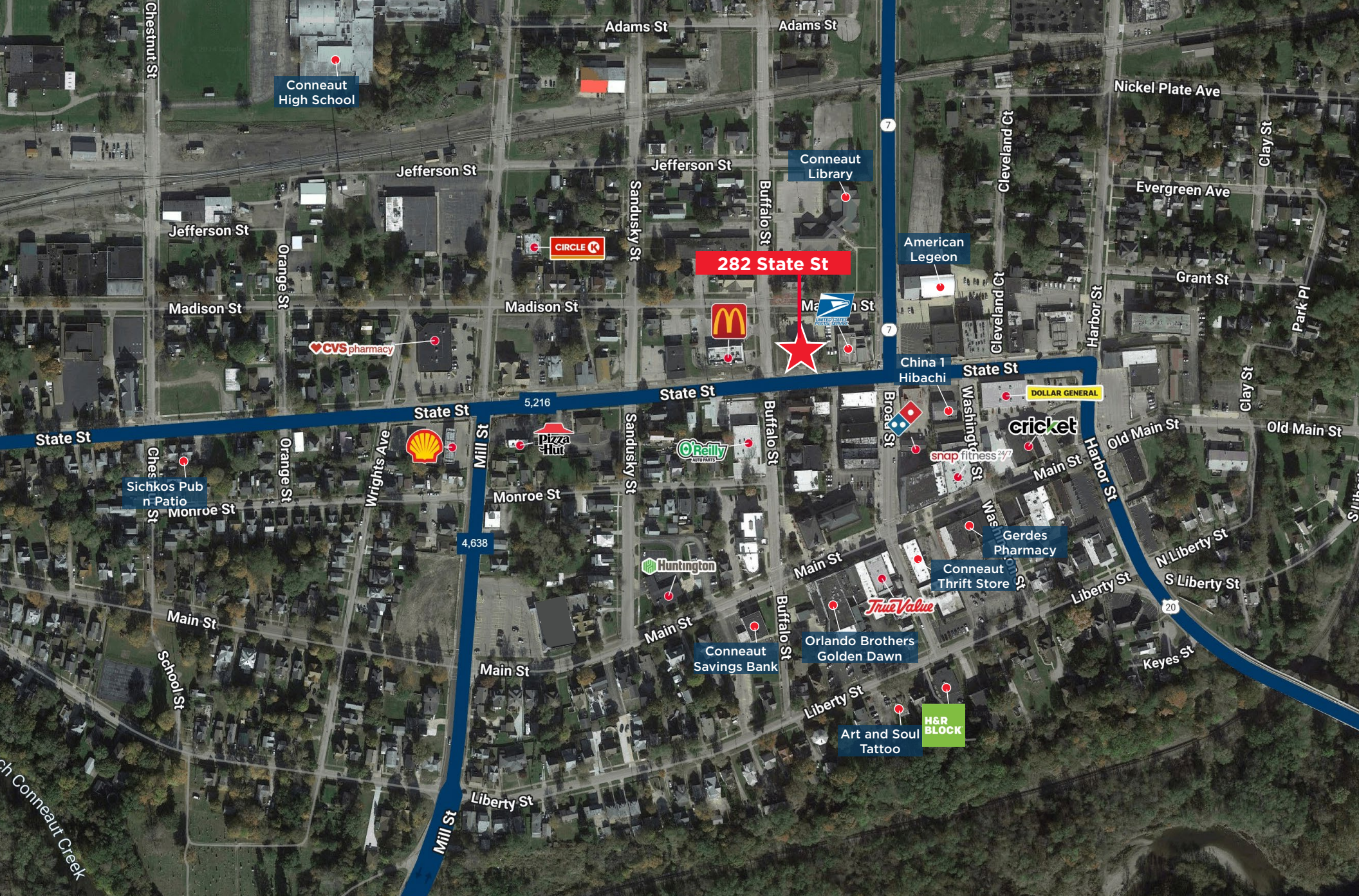
CRESCO
Real Estate



Building Stats

- Historic Andrew Carnegie Library located on the hard corner of State Street and Buffalo Street
- 6,014 SF located on 0.49 acres with ample parking on site
- Potential for re-development or conversion to office/retail
- Located in an Opportunity Zone, providing investors with significant tax benefits
- Zoned B-3: General Business which allows a variety of different uses, including hotels, restaurants, churches and residential

Building Size:	6,014 SF
Land Size:	0.49 AC
Year Built:	1908
Parking:	30 Surface Spaces
Sale Price:	Contact Brokers



14,098

Population
(2024 | 5 Mile)

42.2

Median Age
(2024 | 5 Mile)

5,420

Households
(2024 | 5 Mile)

\$81,540

Household Income
(2024 | 5 Mile)

313

Total Businesses
(2024 | 5 Mile)

3,383

Total Employees
(2024 | 5 Mile)



Conneaut, Ohio

Conneaut, Ohio, is a charming city located in Ashtabula County along the shores of Lake Erie. Known for its scenic beauty, the city offers picturesque lake views, sandy beaches, and numerous parks, making it a popular spot for outdoor enthusiasts and nature lovers. Conneaut's historic downtown features unique shops, local eateries, and a welcoming community atmosphere. The city is also rich in history, with attractions such as the Conneaut Historical Railroad Museum and the annual D-Day Conneaut event, which commemorates World War II with one of the largest reenactments in the United States. With its blend of natural beauty, historical significance, and small-town charm, Conneaut provides a delightful escape for visitors and a peaceful home for its residents.



Things to do

Conneaut Township Park: Known for its sandy beach, stunning Lake Erie views, and picnic areas, this is a great spot for relaxation or outdoor activities

Fishing and Boating: The Conneaut Harbor and nearby Marina are ideal for fishing, kayaking, and other water activities

Covered Bridges Tour: The area features historic covered bridges, such as the State Road Covered Bridge, perfect for scenic drives or photography

Conneaut Historical Railroad Museum: Showcasing railroad artifacts and a preserved locomotive, it's a nod to the city's rich industrial history

Local Wineries: Conneaut is part of Ohio's Wine Country, offering wine tastings and tours at establishments like Buccia Vineyard

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