

PROPERTY FOR SALE

GREAT FOR OWNER/USER OR INVESTOR

10100 BRECKSVILLE ROAD | BRECKSVILLE, OH



OVERVIEW

Meticulously maintained office building in the Brecksville/Miller Road submarket. Great opportunity for either an owner/user or an investor. Multiple tenants in place providing cash flow with ample space for a buyer to occupy or lease to multiple tenants. Recent upgrades include a new roof, new HVAC control system and motors, ADA restroom and access upgrades. Recently updated offices with option for all furniture to remain in place. Features a 70+ person training facility complete with audio and visual and 18 person executive board room. A true turn-key opportunity together with abundant parking and an excess acre of land for expansion or new development!

HIGHLIGHTS

- Renovated from 2012 through 2017
 - Restrooms: Four sets of ADA compliant men's and women's rooms.
 - Roof: Replaced in 2012 with warranty until 2032
 - Utility Control System: Updated in 2016
- Parking: 155 Spaces
- 11,770 SF currently leased and generating income for the new owner
- 400 SF of frontage on Route 21



Sale Price:

\$2.43M (\$57.40/SF)



Building Size

42,345 SF



Parcel Size

3.73 ACRES



Zoning

M-D

OFFICES/LAB/DISTRIBUTION



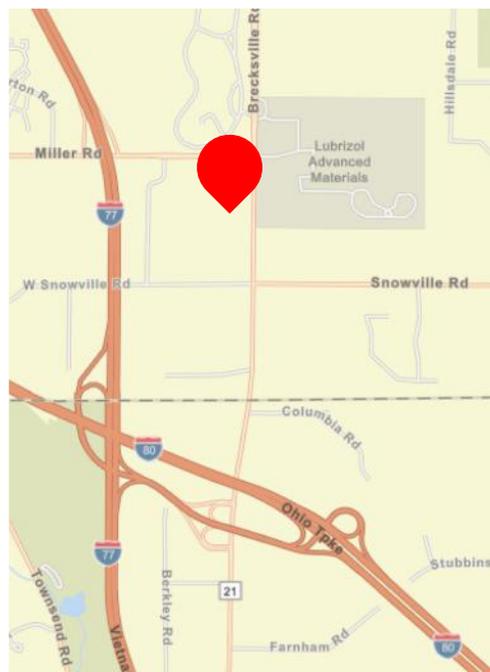
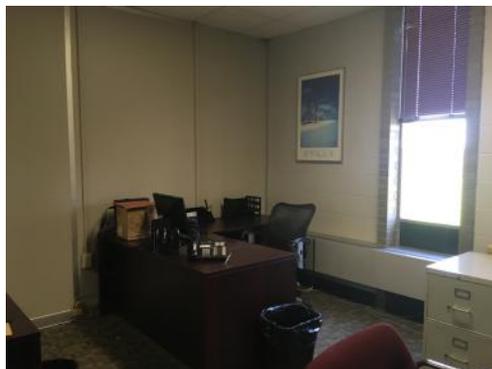
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