



AVAILABLE REAL ESTATE

ADDRESS: 3850 Brecksville Road, Richfield, OH 44286
 LOCATION: North of Streetsboro Road (SR 303) on the westside of SR-303

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|---|--|
| <input checked="" type="checkbox"/> FOR SALE | <input type="checkbox"/> FOR LEASE |
| <input type="checkbox"/> Apartments | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Shopping Center | <input type="checkbox"/> Business Oppor. |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Vacant Land |
| <input checked="" type="checkbox"/> Office Building | <input type="checkbox"/> Other |

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SITE INFORMATION	IMPROVEMENT INFORMATION	SALES INFORMATION
Area: 1.2 Acres	Building Size: 5,777 SF	Price: \$639,000
Frontage: 233'	No. Units: 2	Taxes: \$6,317.17/half 2013
Depth: 224'	No. Floors: 2	Assessments:
Zoning: CH-11	Sq. Ft. Per Floor: 3,183 SF - LL 2,594 SF	Equity:
Gas: East Ohio Gas	Age of Building: 2003	Gross Income:
Sewer: Northeast OH Reg. Sewer	Elevators: No	Expenses:
Water: City of Cleveland	Sprinklers: In Furnace Room	Curr. Occupancy:
Electric: Ohio Edison	Ceiling Height: 9'	Financing:
Topography: Sloping	Docks: - - - - -	
Survey Available? Unknown	Drive In Doors & Size: - - - - -	
Nearest Interchange: I-271 or I-77		
Distance: 1-mile	Office Space: 5,777 SF	
Bus Line Available: Route 101	Air Conditioning: Central	
Traffic Count: 5,560 Vehicles Daily	Type Heat: GFFA	
Rail: n/a	Power Available: 400 Amp 3 Phase	
Rail Name: n/a	Previous Use: Veterinary Office	
Restrictions: Of record	On Site Parking Spaces: 14	
H & B Use: Office/Medical Office	Unit/Bay Sizes: - - - - -	
	Plans Available: Yes	
	Type Construction: Masonry/Wood	
	Est. Floor Load: 50#/SF	
	Crane: - - - - -	
	Misc.: - - - - -	
Misc Information: ADA Accessible		

LEASE INFORMATION
Sq. Ft. Available: NFL
Rate:
Term Desired:
Possession:
Will Owner Remodel?
Indicate Who Pays For:
Utilities:
Repairs:
Taxes:
Insurance:
Janitorial:

The information contained herein is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.

