

3100 Brecksville Road
Richfield, Ohio



As exclusive agents, we are pleased to offer the following property for sale:
3100 Brecksville Road

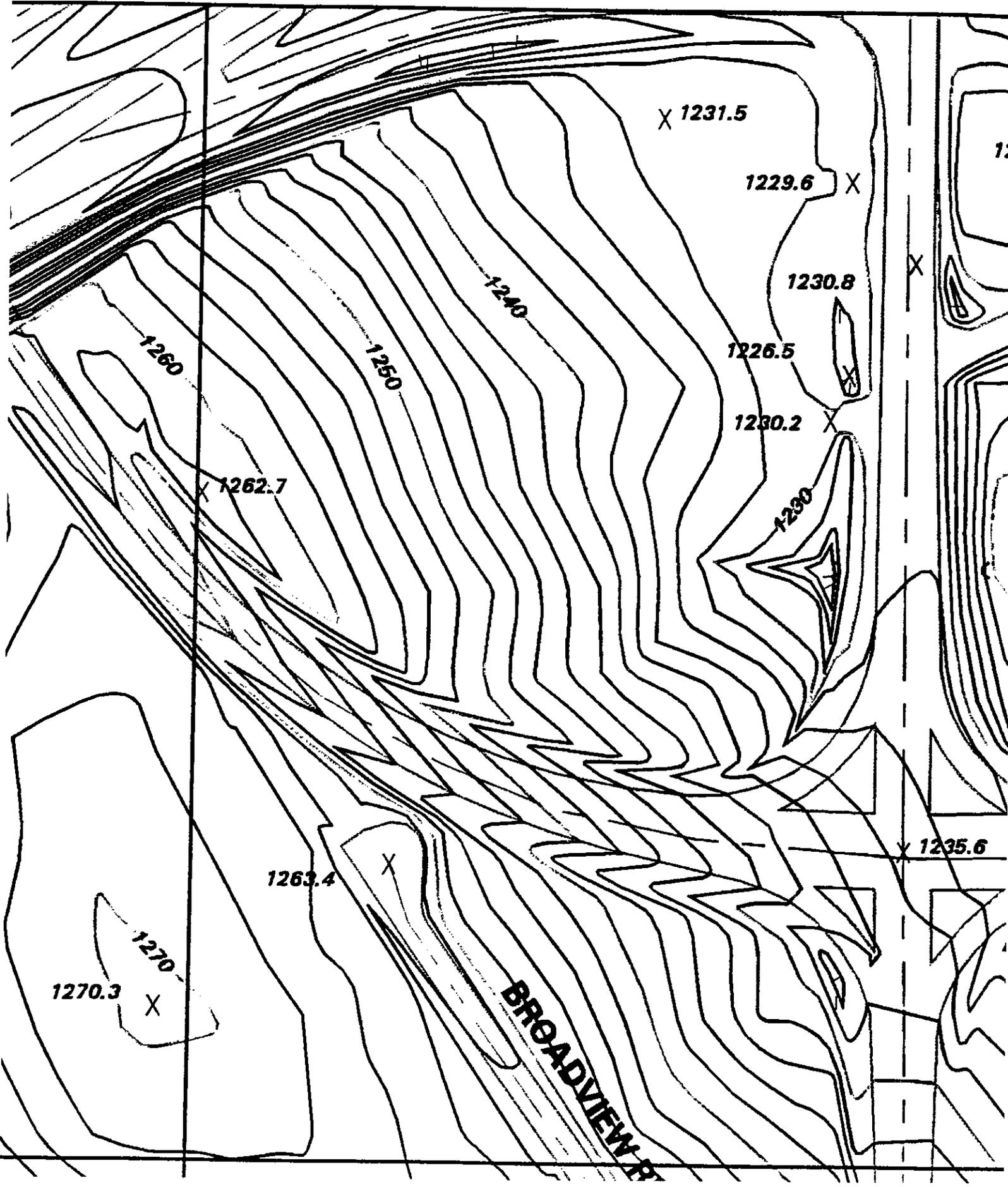
- ◆ Two (2) parcels available totaling 5.789 Acres (Parcel A is approx. 2.34 acres; Parcel B is approx. 3.44 acres)
- ◆ Zoned C-3— Special Commercial District
- ◆ Centrally Located, Great Visibility
- ◆ Accessible from I-271, existing and proposed Brecksville Road interchange; I-77 full interchange; and I-271 and S.R. 176
- ◆ Ground Lease Rate available for \$7,500/Month Net per parcel
- ◆ **ASKING PRICE: \$3,000,000 Total or \$1,500,000 per Parcel**

Mike Petrigan Executive Managing Director 216.453.3017 mpetrigan@ngkf.com

Newmark Grubb
Knight Frank

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.

2205000 E



30' ELEC. 1223.20
 40' END BRASS PIPE
 45' BEGIN BRASS PIPE
 55' AIR RELEASE VALVE IN MANHOLE
 60' ELEC. 1223.50
 65' AIR RELEASE VALVE IN MANHOLE
 70' END BRASS PIPE (10' L.F.)
 75' BEGIN BRASS PIPE



I-271
Northbound
Exit Ramp B

180 L.F. ~ 22" Steel Encasement Pipe
 (Installed by Boring & Jacking)
 5.73 Ac. (Vacant)
 1308 L.F. ~ 12" Force Main

1221.90 ~ F.L. Box Culvert

T.B. #15-1
1229.6

3" Air Release Valve in
 (See Detail 72.)
 Conc. Channel
 12" 11 1/2° Bend (Vert.)
 Sign
 Conc. Base
 B. #

1226.07 ~ 12" N.

1226.14 ~ 12" S.

Conc. Hdwil.

(Aband.) 18" Gas

Stn.

4'-4" Conc. Box Culvert

Elec. M.H.

R/W

Conc.

Asph.

Base

Sign

ROAD

1226.07 ~ 12" N.

1226.14 ~ 12" S.

1226.07 ~ 12" N.

Conc. Hdwil.

Traffic Box

Gas Line Marker

1000 (Total)

12" CAMP.

1225.05 ~ 12" N.

1225.12 ~ 12" S.

1225.05 ~ 12" N.

Aband. Gas Lin

Pavem on

12" Gas

Stn. Over

Asi

12" Gas

55 L.F. ~ 22" Steel Encasement Pipe
 (Installed By Boring & Jacking)

8.46 Ac.

Print

Pay by Phone

Pay On-Line

Kristen M. Scalise CPA, CFE

Fiscal Officer, County of Summit

Note: This is a live file and is subject to constant change.

IAS4 - INTEGRATED ASSESSMENT SYSTEM REVIEW DOCUMENT

Summit County Auditor Division, OH - Tax Year 2012

Reference Year

JUN 01, 2012

09:48 AM

Print**BASIC INFORMATION FOR PARCEL 5002566**

| | | | | | |
|-----------|--|---------|-----------------|----------------|-----------|
| PARCEL | 5002566 | ALT_ID | RI00028A2003000 | NO CARDS | 0 |
| OWNER | MYERS HOWARD W | | | INFO | |
| OWNER | | | | --- | --- |
| DESC. | TR 3 LOT 2 W OF CLEV-MASS RD & E OF BROADVIEW RD | | | 941 | 01-JAN-08 |
| DESC. | | | | RENTAL REG: | N/A |
| DESC. | | LUC 400 | C - COMMERCIAL | VACANT LAND | |
| ADDR. | BRECKSVILLE RD , RICHFIELD 44286- | | | CLASS | C |
| SPEC FLAG | | | | NBR | 21300401 |
| HOMESTEAD | No | | | 2.5% REDUCTION | No |
| DISTRICT | 50 RICHFIELD VILLAGE-REVERE LSD | | | INTER-COUNTY | 77-0380 |

LAND FOR PARCEL 5002566

| CODE | ACRES | CLASS | EXMP | UNIT | INCR/DECR | INFLUENCE | INFLU% | VALUE |
|------|-------|-------|-------|-------|-------------|-----------|--------|-------|
| 09 | 2.34 | | 11250 | 25000 | 25000/25000 | 03 | -50 | 26330 |

ACRE CODE: 09 = BALANCE OF LAND

SUMMARY ALL CARDS FOR PARCEL 5002566

| | | | | | |
|----------------|-------|----------------|---|-----------------|-------|
| LAND: | 26330 | BUILDING: | 0 | TOTAL: | 26330 |
| ASSESSED LAND: | 9220 | ASSESSED BLDG: | 0 | ASSESSED TOTAL: | 9220 |

SALES INFORMATION FOR PARCEL 5002566

| DATE | DOC# | GRANTOR | AMT SALE | DESC | PARCELS |
|-----------|-------|----------------|----------|------|---------|
| 22-JUL-02 | 14951 | MYERS HOWARD W | | | 1 |

FOR CURRENT TAX INFORMATION (TAX YEAR 2011), CLICK HERE.**GENERAL INFORMATION**

Kristen M. Scalise CPA, CFE
 FISCAL OFFICER, COUNTY OF SUMMIT
 175 SOUTH MAIN ST.
 AKRON, OHIO 44308

PLEASE DIRECT INQUIRIES CONCERNING PROPERTY VALUES TO

(330)-643-2636
 (330)-643-2645
 (330)-643-2710
 (330)-643-2661

GENERAL REAL ESTATE
 SPECIAL ASSESSMENTS
 APPRAISAL INFORMATION
 HOMESTEAD

PLEASE DIRECT INQUIRIES ABOUT YOUR TAX BILL INFORMATION TO

(330)-643-2867
 (330)-643-2600
 (330)-643-2587
 (330)-643-2589

TREASURER DIVISION PRE-PAYMENT PROGRAM
 MONTHLY DELINQUENT CONTRACT PROGRAM
 TAX BILL MAILING INFORMATION
 PAYMENT INFORMATION

Click the Following Links to Navigate the Tax Years

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Kristen M. Scalise CPA, CFE

Fiscal Officer, County of Summit

Note: This is a live file and is subject to constant change.

IAS4 - INTEGRATED ASSESSMENT SYSTEM REVIEW DOCUMENT
Summit County Auditor Division, OH - Tax Year 2012

Reference Year
JUN 01, 2012
09:49 AM

Print

BASIC INFORMATION FOR PARCEL 5000903

| | | | | | |
|------------------|---|-----------------------|-----------------|-----------------------|-----------|
| PARCEL | 5000903 | ALT_ID | RI0002802019000 | NO CARDS | 0 |
| OWNER | MYERS HOWARD W | | | INFO | |
| OWNER | | | | ---LISTER--- | |
| DESC. | TR 3 LOT 2 W OF CLEVE-MASS RD & E OF BROADVIEW RD | | | 941 | 01-JAN-08 |
| DESC. | | | | RENTAL REG: | N/A |
| DESC. | | LUC | 400 | VACANT LAND | |
| ADDR. | BRECKSVILLE RD , RICHFIELD 44286- | C - COMMERCIAL | | CLASS | C |
| SPEC FLAG | | | | NBR | 21300401 |
| HOMESTEAD | No | | | 2.5% REDUCTION | No |
| DISTRICT | 50 RICHFIELD VILLAGE-REVERE LSD | | | INTER-COUNTY | 77-0380 |

LAND FOR PARCEL 5000903

| CODE | ACRES | CLASS | EXMP | UNIT | INCR/DECR | INFLUENCE | INFLU% | VALUE |
|------|-------|-------|-------|--------|---------------|-----------|--------|-------|
| 02 | 1 | | 39600 | 100000 | 100000/100000 | 03 | -56 | 39600 |
| 09 | 2.44 | | 0 | 25000 | 25000/25000 | 03 | -56 | 24160 |

ACRE CODE: 02 = BUILDING SITE 09 = BALANCE OF LAND

SUMMARY ALL CARDS FOR PARCEL 5000903

| | | | | | |
|-----------------------|-------|-----------------------|---|------------------------|-------|
| LAND: | 63760 | BUILDING: | 0 | TOTAL: | 63760 |
| ASSESSED LAND: | 22320 | ASSESSED BLDG: | 0 | ASSESSED TOTAL: | 22320 |

SALES INFORMATION FOR PARCEL 5000903

| DATE | DOC# | GRANTOR | AMT SALE | DESC | PARCELS |
|-----------|-------|----------------|----------|------|---------|
| 22-JUL-02 | 14952 | MYERS HOWARD W | | | 1 |
| 27-MAY-88 | 08162 | MYERS MARIAN H | 42000 | | 0 |

FOR CURRENT TAX INFORMATION (TAX YEAR 2011), CLICK HERE.

GENERAL INFORMATION

Kristen M. Scalise CPA, CFE
FISCAL OFFICER, COUNTY OF SUMMIT
175 SOUTH MAIN ST.
AKRON, OHIO 44308

PLEASE DIRECT INQUIRIES CONCERNING PROPERTY VALUES TO

| | |
|----------------|-----------------------|
| (330)-643-2636 | GENERAL REAL ESTATE |
| (330)-643-2645 | SPECIAL ASSESSMENTS |
| (330)-643-2710 | APPRAISAL INFORMATION |
| (330)-643-2661 | HOMESTEAD |

PLEASE DIRECT INQUIRIES ABOUT YOUR TAX BILL INFORMATION TO

| | |
|----------------|--|
| (330)-643-2867 | TREASURER DIVISION PRE-PAYMENT PROGRAM |
| (330)-643-2600 | MONTHLY DELINQUENT CONTRACT PROGRAM |
| (330)-643-2587 | TAX BILL MAILING INFORMATION |
| (330)-643-2589 | PAYMENT INFORMATION |

Property Detail Report

For Property Located At



BRECKSVILLE RD, RICHFIELD, OH 44286

Owner Information:

Owner Name: **MYERS HOWARD W**
 Mailing Address: **134 MERZ BLVD, FAIRLAWN OH 44333-2816 C043**
 Phone Number: Vesting Codes: **//**

Location Information:

Legal Description: **TR 3 LOT 2 W OF CLEVE-MASS RD & E OF BROADVIEW RD**
 County: **SUMMIT, OH** APN: **50-00903**
 Census Tract / Block: **5325.02 / 1** Alternate APN: **RI0002802019000**
 Township-Range-Sect: Subdivision: **VILLAGE/RICHFIELD 03**
 Legal Book/Page: Map Reference: **00028 /**
 Legal Lot: **2** Tract #: **REVERE LSD**
 Legal Block: School District: **RICHFIELD VLG REVERE LSD**
 Market Area: Munic/Township: **REVERE LSD**

Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: **07/22/2002 / 06/18/2002** Deed Type: **QUIT CLAIM DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **54727416**

Last Market Sale Information:

Recording/Sale Date: **05/27/1988 /** 1st Mtg Amount/Type: **\$41,000 / CONV**
 Sale Price: **\$42,000** 1st Mtg Int. Rate/Type: **8.50 / FIXED**
 Sale Type: 1st Mtg Document #:
 Document #: 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:

Title Company:

Lender: **SELLER**
 Seller Name: **MARIAN H EST**

Prior Sale Information:

Prior Rec/Sale Date: **/** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type:

Property Characteristics:

| | | |
|----------------------------|----------------------|------------------|
| Year Built / Eff: / | Total Rooms/Offices: | Garage Area: |
| Gross Area: | Total Restrooms: | Garage Capacity: |
| Building Area: | Roof Type: | Parking Spaces: |
| Tot Adj Area: | Roof Material: | Heat Type: |
| Above Grade: | Construction: | Air Cond: |
| # of Stories: | Foundation: | Pool: |
| Other Improvements: | Exterior wall: | Quality: |
| | Basement Area: | Condition: |

Site Information:

Zoning: Acres: **3.44** County Use: **COMML**

| | | | | | |
|-------------------------|------------------------------|-------------------|-------------|-----------------|------------------------------|
| Lot Area: | 149,846 | Lot Width/Depth: | x | State Use: | VACANT LAND (400) |
| Land Use: | VACANT LAND (NEC) | Commercial Units: | | Water Type: | |
| Site Influence: | | Sewer Type: | | Building Class: | |
| Tax Information: | | | | | |
| Total Value: | \$70,840 | Assessed Year: | 2010 | Property Tax: | \$2,061.46 |
| Land Value: | \$70,840 | Improved %: | | Tax Area: | 50 |
| Improvement Value: | | Tax Year: | 2010 | Tax Exemption: | |
| Total Taxable Value: | \$24,794 | | | | |

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Property Detail Report

For Property Located At



BRECKSVILLE RD, RICHFIELD, OH 44286

Owner Information:

Owner Name: **MYERS HOWARD W**
 Mailing Address: **134 MERZ BLVD, FAIRLAWN OH 44333-2816 C043**
 Phone Number: Vesting Codes: //

Location Information:

Legal Description: **TR 3 LOT 2 W OF CLEV-MASS RD & E OF BROADVIEW RD**
 County: **SUMMIT, OH** APN: **50-02566**
 Census Tract / Block: **5325.02 / 2** Alternate APN: **RI00028A2003000**
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: **00028 /**
 Legal Lot: **2** Tract #:
 Legal Block: School District: **REVERE LSD**
 Market Area: Munic/Township: **RICHFIELD VLG REVERE LSD**

Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: **07/22/2002 / 06/18/2002** Deed Type: **QUIT CLAIM DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **54727417**

Last Market Sale Information:

Recording/Sale Date: / 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #:
 Document #: 2nd Mtg Amount/Type: /
 Deed Type: 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:

Seller Name:

Prior Sale Information:

Prior Rec/Sale Date: / Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type:

Property Characteristics:

| | | |
|---------------------|----------------------|------------------|
| Year Built / Eff: / | Total Rooms/Offices: | Garage Area: |
| Gross Area: | Total Restrooms: | Garage Capacity: |
| Building Area: | Roof Type: | Parking Spaces: |
| Tot Adj Area: | Roof Material: | Heat Type: |
| Above Grade: | Construction: | Air Cond: |
| # of Stories: | Foundation: | Pool: |
| Other Improvements: | Exterior wall: | Quality: |
| | Basement Area: | Condition: |

Site Information:

Zoning: Acres: **2.34** County Use: **COMML VACANT**
 Lot Area: **101,930** Lot Width/Depth: **x** State Use:

| LAND (400) | | | | |
|-------------------------|------------------------------|-------------------|-----------------|---------------------------------|
| Land Use: | VACANT LAND (NEC) | Commercial Units: | Water Type: | |
| Site Influence: | | Sewer Type: | Building Class: | |
| Tax Information: | | | | |
| Total Value: | \$29,250 | Assessed Year: | 2010 | Property Tax: \$1,013.14 |
| Land Value: | \$29,250 | Improved %: | | Tax Area: 50 |
| Improvement Value: | | Tax Year: | 2010 | Tax Exemption: |
| Total Taxable Value: | \$10,238 | | | |

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**CHAPTER 1151
C-3 SPECIAL COMMERCIAL DISTRICT**

1151.01 Purpose

1151.03 Uses

1151.05 Lot Requirements

1151.07 Yard Requirements

1151.09 Maximum Building Height

1151.11 Sign Regulations

1151.13 Off-street Parking and Loading Requirements

1151.15 Building and Site Design Standards

1151.17 Site Development Plans

1151.01 PURPOSE

The C-3 Special Commercial District is established to provide sites in specific areas of the Village which because of their development potential, proximity to established land uses, and their critical location as to existing and future traffic patterns warrant regulations different from those in the C-1 and C-2 Districts.

1151.03 USES

(a) Permitted Uses

- (1) Offices; professional, financial, governmental and sales
- (2) Research and testing labs
- (3) Public and private educational facilities and indoor training schools
- (4) Hotels, motels and residence inns
- (5) Conference and meeting centers
- (6) Churches and other buildings for the purpose of religious worship

(b) Conditional Uses

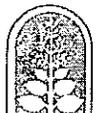
- (1) Day care center
- (2) Places serving food and drinks excluding drive-thru eating places
- (3) Public utility rights-of-way and pertinent structures subject to Section 1173.15(b)

(c) Accessory Uses

- (1) Off-street parking and loading as regulated in Chapter 1177
- (2) Signs as regulated Chapter 1163
- (3) Other accessory uses customarily associated with the main use and that are clearly incidental to the main use

1151.05 LOT REQUIREMENTS

- (a) Minimum Lot Area: 100,000 square feet
- (b) Minimum Lot Width at Building Line: 200 feet
- (c) Minimum Lot Width at Street Right-of-Way line: 200 feet



- (d) Maximum Building Coverage: 20%
- (e) Minimum Landscaped and Planted Areas: 30%

1151.07 YARD REQUIREMENTS

- (a) Minimum front, side and rear yards shall be provided as follows:
(All figures in feet)

| Yard | Use | Road Location | | Adjacent to: | | |
|-------|-----------------------------|---------------|-----------|-------------------|---------------|-------------------|
| | | Major* | All other | Non-Res. District | Res. District | Interstate R.O.W. |
| Front | Main/Accessory Building Use | 150 | 50 | NA | NA | NA |
| | Off-Street Parking/Loading | 75 | 25 | NA | NA | NA |
| Side | Main/Accessory Building Use | 25** | 25** | 25** | 100 | 100 |
| | Off-Street Parking/Loading | 15 | 15 | 15 | 50 | 15 |
| Rear | Main/Accessory Building Use | 25 | 25 | 25 | 100 | 100 |
| | Off-Street Parking/Loading | 15 | 15 | 15 | 50 | 15 |

*Major roads shall be Brecksville Road, Broadview Road, Streetsboro Road and Wheatley Road
 ** The side yard shall be increased two feet for each foot as building exceeds 35 feet in height.

1151.09 MAXIMUM BUILDING HEIGHT

No building shall exceed 60 feet in height nor more than five stories.

1151.11 SIGN REGULATIONS

Signs shall be permitted as provided in Chapter 1163.

1151.13 OFF STREET PARKING AND LOADING REQUIREMENTS

Off-street parking and loading shall be required as provided in Chapter 1177.

1151.15 BUILDING AND SITE DESIGN STANDARDS

Buildings and sites shall be designed to meet the standards enumerated in Section 1171.11(c) of this Zoning Code.

1151.17 SITE DEVELOPMENT PLANS

Site development plans are required for all development in the C-3 District as provided in Chapter 1171.