

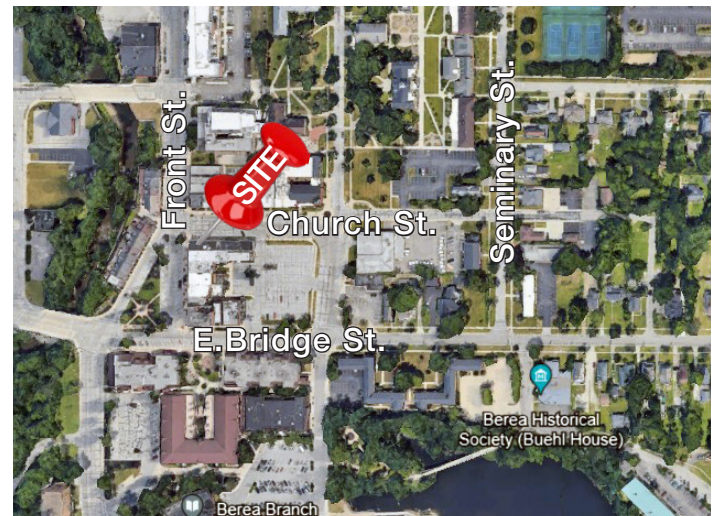
THE WISE BUILDING



58 Front St.
Berea, OH

Property Features

- 7,727 SF on .09 Acres
- **First Floor:** Brewery, Restaurant and Bar
- *ALL Equipment Included*
- **Second Floor:** Four Offices
- Signalized Corner on Front & Church Streets
- 10 Minutes from the new Browns Stadium and Cleveland Hopkins International Airport
- One Minute from Baldwin Wallace University
- Free Street & Public Parking Directly Behind the Property



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Property Details

TOTAL SPACE:	7,727 SF
RETAIL:	3,727 SF
OFFICE:	4,000 SF
PROPERTY TYPE:	Retail/Office
BUILDING TYPE:	Freestanding
YEAR BUILT:	1944
YEAR RENOVATED:	1985
LAND AREA:	.09 Acres
PARCELS:	364-11-016
CEILING HEIGHT:	13'
PARKING:	Free Street & Public Parking Directly Behind the Property
ZONING:	C - Store with Walk-Up & Offices

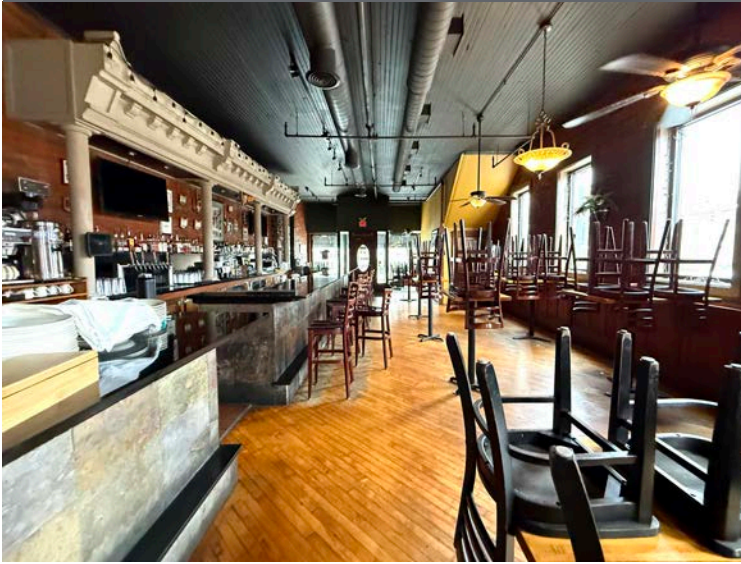
Pricing Details

SALE PRICE:	\$1,300,000
TAXES:	\$13,209.72
RETAIL LEASE RATE:	\$15 PSF/Gross
OFFICE LEASE RATE	\$12 PSF/Gross

COMMENTS:

This retail location has been successful for over 30 years. It includes 3,727 square feet consisting of a restaurant, brewery, and bar, which includes all equipment. Ceilings are 13 feet high. Four newly updated offices are on the second floor, offering 4,000 square feet of contiguous space.

FIRST FLOOR



RESTAURANT



FIRST FLOOR



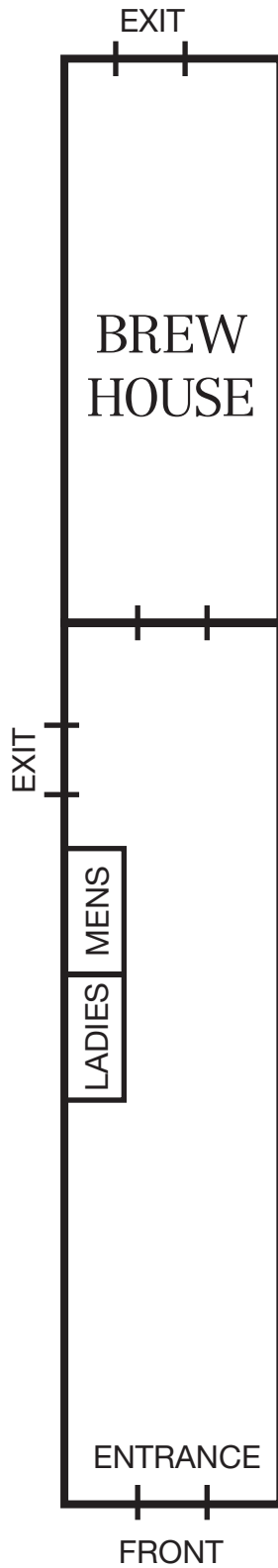
BREWERY



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3,727 SF For Lease - \$15 PSF Gross

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SECOND FLOOR

SUITE 60



SECOND FLOOR

SUITE 62



SECOND FLOOR

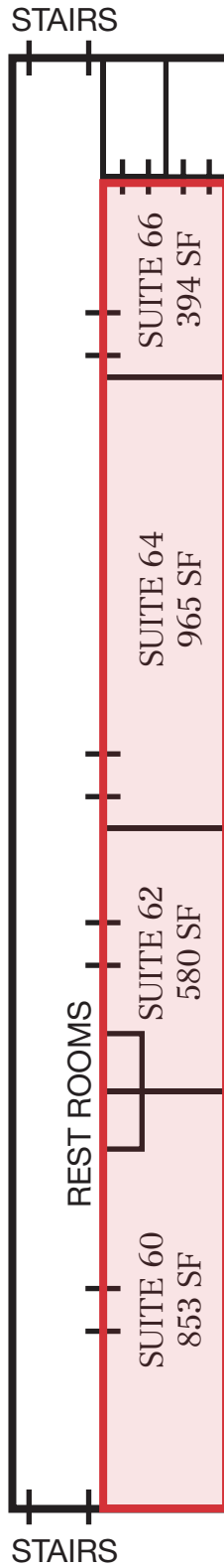
SUITE 64



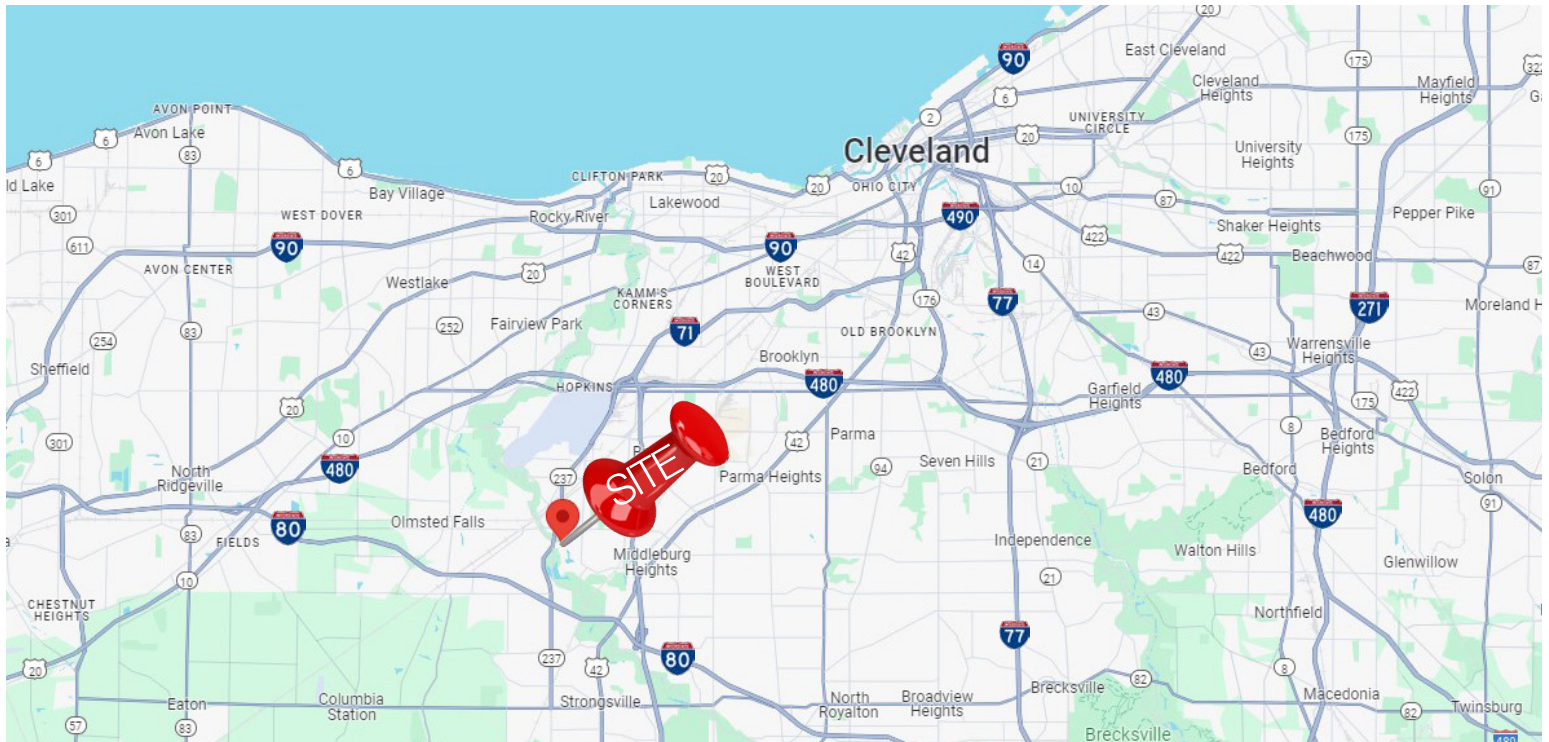
SECOND FLOOR

SUITE 66

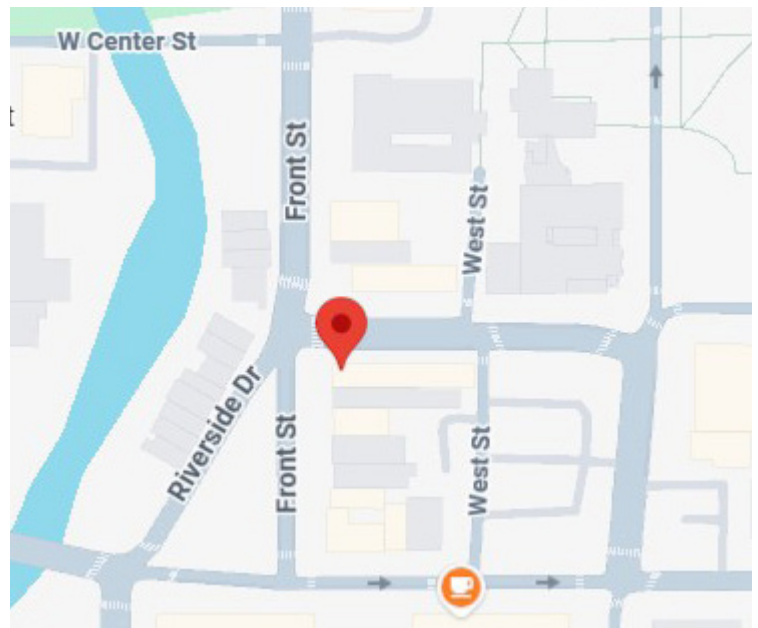




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SIGNALLED CORNER



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Berea is the place to be!

Ten minutes from both the New Browns Stadium and Cleveland Hopkins International Airport. The Mayor of Berea announced that the Brown's Training Facility is being redeveloped, called Project 46. The project will cover 16 acres, including a Hotel, Sports Medicine Facility, Apartments, Retail Space and Parking.

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