



Property Specifications

TOTAL SF:	2,572 SF
LAND SIZE:	.31 acres
PARKING SPACES:	Ten (10)
REFURBISHED:	2015
LIGHTING:	Fluorescent
HEAT:	HVAC
AIR-CONDITIONING:	100%
ROOF:	Shingle
ZONING:	C3

Property Highlights

- Located in the historic district of downtown Olmsted Falls.
- Well established restaurant with 15 years of clientele.
- Large outdoor patio for dining.
- Property comes with full walk-in cooler/freezer, stoves, bar, tables, chairs, etc.

BRIAN SMITH
Sales Associate
216.525.1476
bsmith@crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com



FOR SALE

8134 Columbia Road
Olmsted Falls, Ohio 44138

Photos



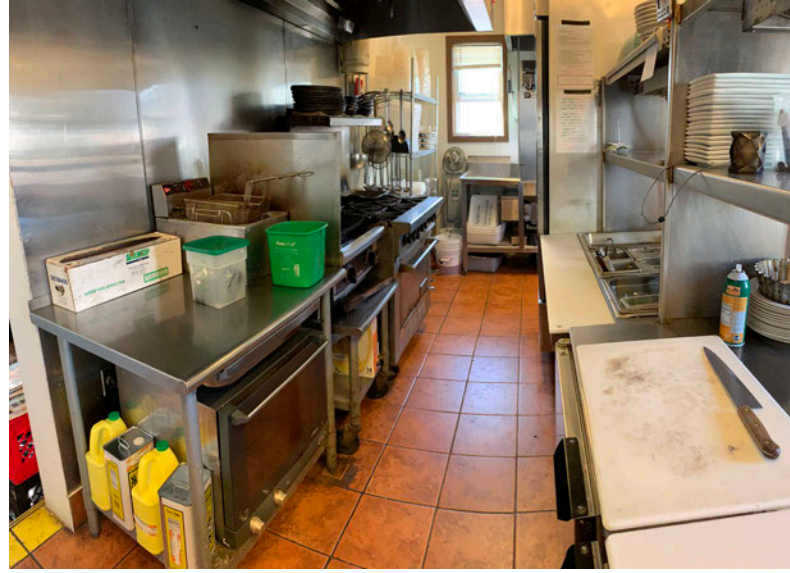
BRIAN SMITH
Sales Associate
216.525.1476
bsmith@crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Photos



BRIAN SMITH
Sales Associate
216.525.1476
bsmith@crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com

Photos



BRIAN SMITH
Sales Associate
216.525.1476
bsmith@crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com

Parcel Location



BRIAN SMITH
Sales Associate
216.525.1476
bsmith@crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

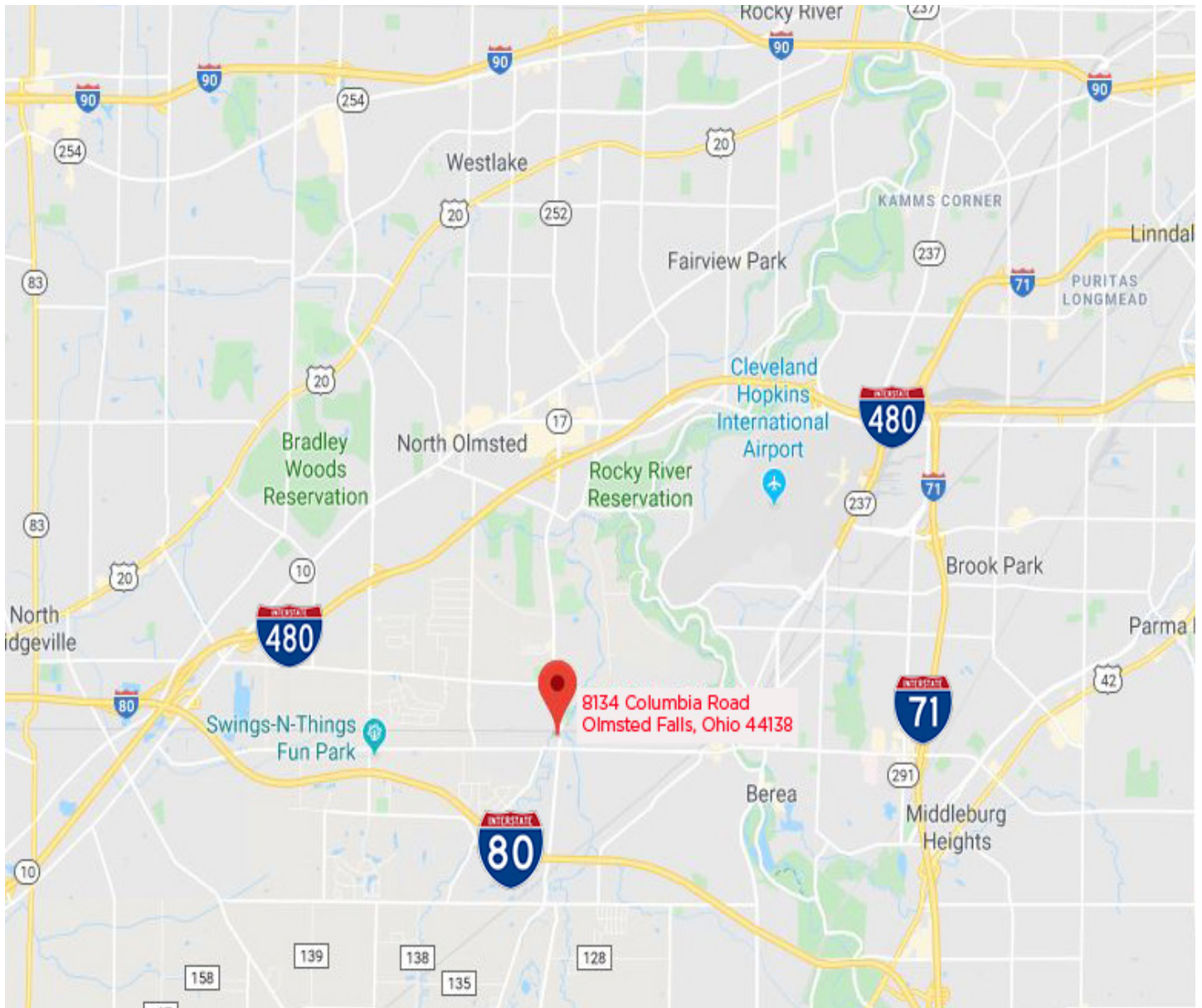
3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com



FOR SALE

8134 Columbia Road
Olmsted Falls, Ohio 44138

Map



BRIAN SMITH
Sales Associate
216.525.1476
bsmith@crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FOR SALE

8134 Columbia Road
Olmsted Falls, Ohio 44138

Aerial



BRIAN SMITH
Sales Associate
216.525.1476
bsmith@crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Le Bistro du Beaujolais 8134 Columbia Road Olmsted Falls, OH 44138

County:	Cuyahoga
Market:	SW-Z1
Sub Market:	I-71/I-480/Airport Area
Land Size (Acres):	0.31 Acres
Lot Dimensions (LxW):	125 x 115
Available SF:	2,572 SF
Building SF:	2,572 SF
Retail SF:	2,572 SF

General Listing/Transaction Information

Asking Price:	\$575,000.00 \$223.56 Per SF
Transaction Type:	Sale

Parking

# Spaces:	10
-----------	----

Loading & Doors

Site

Land SF:	13,504 SF
Parcel Number:	281-22-043
Zoning:	C3

Contacts

Listing Broker(s)	Brian Smith CRESCO Real Estate 216.525.1476 bsmith@crescorealestate.com
-------------------	--

Building/Space

Construction Status:	Existing
Primary Use:	Nightclub/Restaurant
Secondary Use:	Office
Year Built:	1920
Year Refurbished:	2015
# Floors:	2
Multi-Tenant:	Single-Tenant
Construction Type:	Frame/Siding
Exterior Type:	Wood
Roof Type:	Shingle
Lighting Type:	Fluorescent
Sprinkler:	No
Restroom:	2
Heat:	HVAC
AC:	100%
Ceiling Height:	8' (Min)
Floor Type:	Wood

Utilities

Gas:	Columbia Gas
Water:	City
Sewer:	City

Comments

Listing Comments: Located in the historic district of downtown Olmsted Falls. Well established restaurant with 15 years of clientele. Large outdoor patio for dining. Property comes with full walk-in cooler/freezer, stoves, bar, tables and chairs, etc.

BRIAN SMITH
Sales Associate
216.525.1476
bsmith@crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com