

INDUSTRIAL FOR SALE

3543 North Ridge Road, Perry, OH 44081



OFFERING SUMMARY

SALE PRICE:	\$179,000
NUMBER OF UNITS:	5
AVAILABLE SF:	
LOT SIZE:	0.632 Acres
YEAR BUILT:	1956
BUILDING SIZE:	4,881 SF
RENOVATED:	2010
MARKET:	Cleveland
SUBMARKET:	Lake County
PRICE / SF:	\$36.67

PROPERTY OVERVIEW

Price to sell--Free-standing building ideal for general contractor, landscaper, or auto related service. Large overhead doors for access into building and large outdoor storage areas for equipment and materials.

Masonry building with approximately 3200 SF of warehouse and office space on 0.63 acres of land. Structure was originally built in 1956. Water and septic tank are on site. Gravel parking lot and large monument sign along SR 20.

KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Property Type	Industrial
Property Subtype	Manufacturing
APN	03-A-030-0-00-018-0
Building Size	4,881 SF
Lot Size	0.632 Acres
Year Built	1956
Year Last Renovated	2010
Number of Floors	2
Average Floor Size	2,400 SF
Free Standing	No

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- Multiple units with separate utilities
- OH doors--3 large OH doors
- Finished offices on grade level that are split into two units.
- Large outdoor storage area
- Monument signage
- Eastern Lake County

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