

29055 CLEMENS ROAD

WESTLAKE, OHIO 44145

INVESTMENT OPPORTUNITY



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BUILDING SIZE

14,934 SF

LOT SIZE

1.89 acres

FRONTAGE

269' on Clemens Road

PARKING

80 stalls

SALE PRICE

\$1,945,000

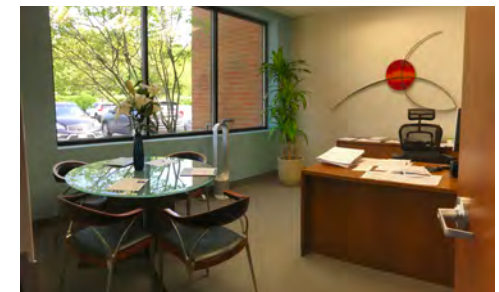
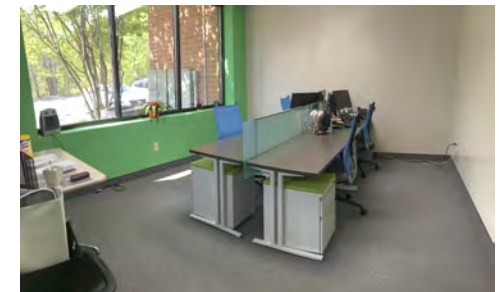
NEIGHBORING TENANTS

Crocker Park: Apple, Bed Bath & Beyond, Giant Eagle, H&M, Nordstrom Rack, Trader Joe's, 3 Palms Pizzeria, Five Guys, Starbucks

American Greetings Headquarters, Avon Oaks Country Club, DoubleTree, Fresh Thyme Market, Hampton Inn, Hyland Software, Lakewood Country Club, ShurTape, Sky Zone

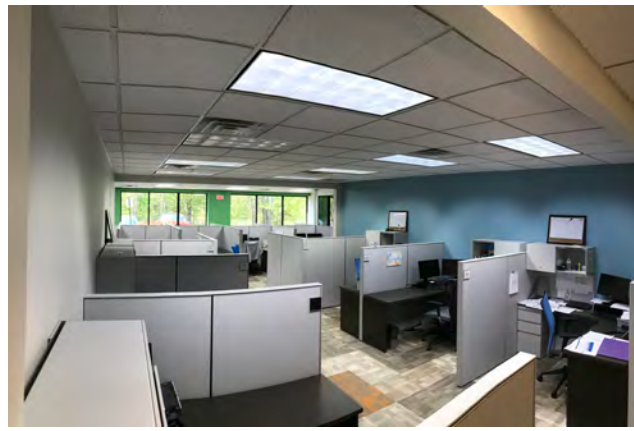
COMMENTS

- Investment purchase with 100% occupancy offered with potential owner/occupant opportunity within 90 days
- Generates \$21,000 in gross income with tenants paying prorated utilities/janitorial
- Great location in Westlake, 1/2 mile from I-90 Crocker Road exit
- Great local amenities
- Class A building with many windows and wooded lot to the rear of the building



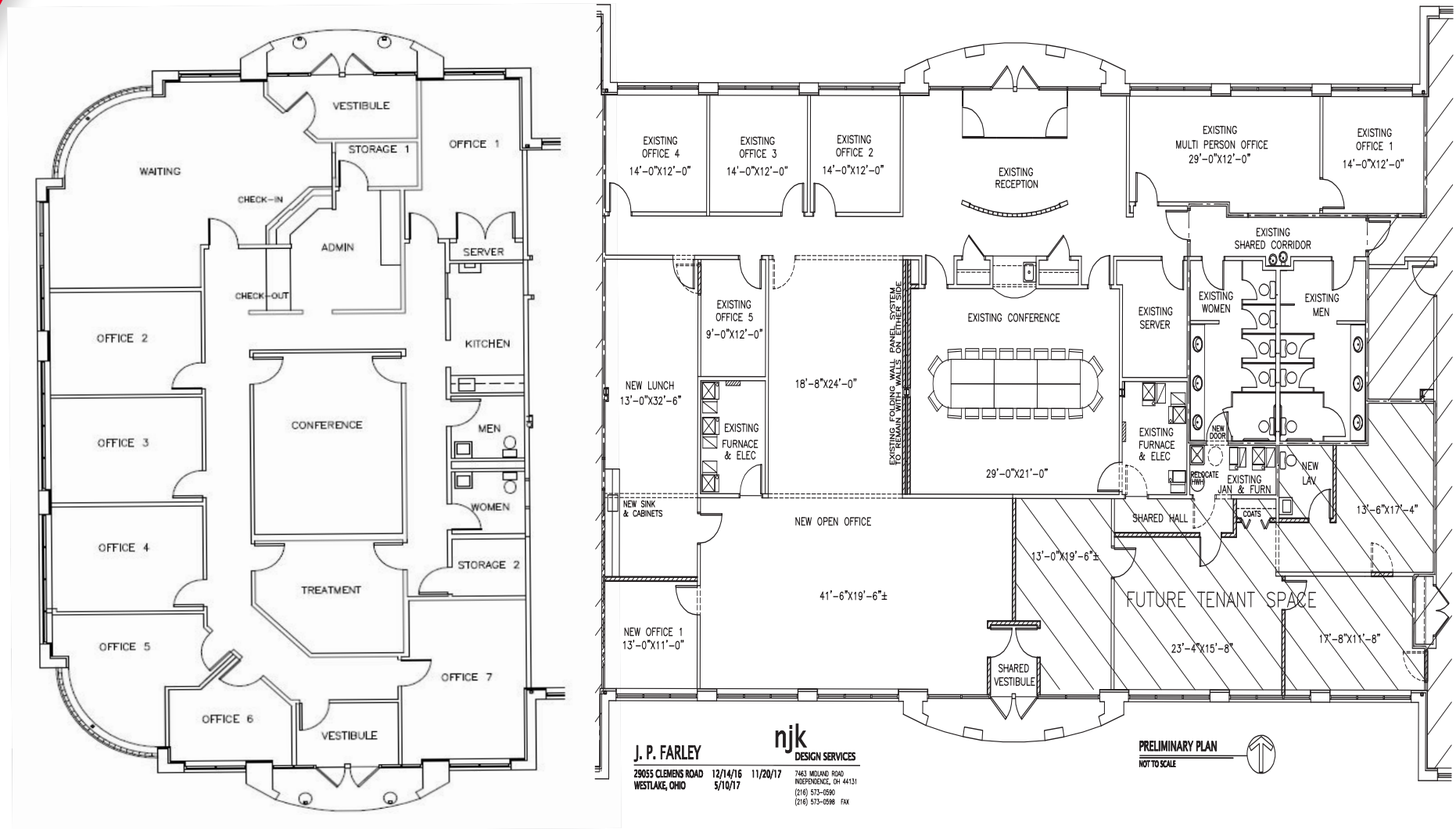
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