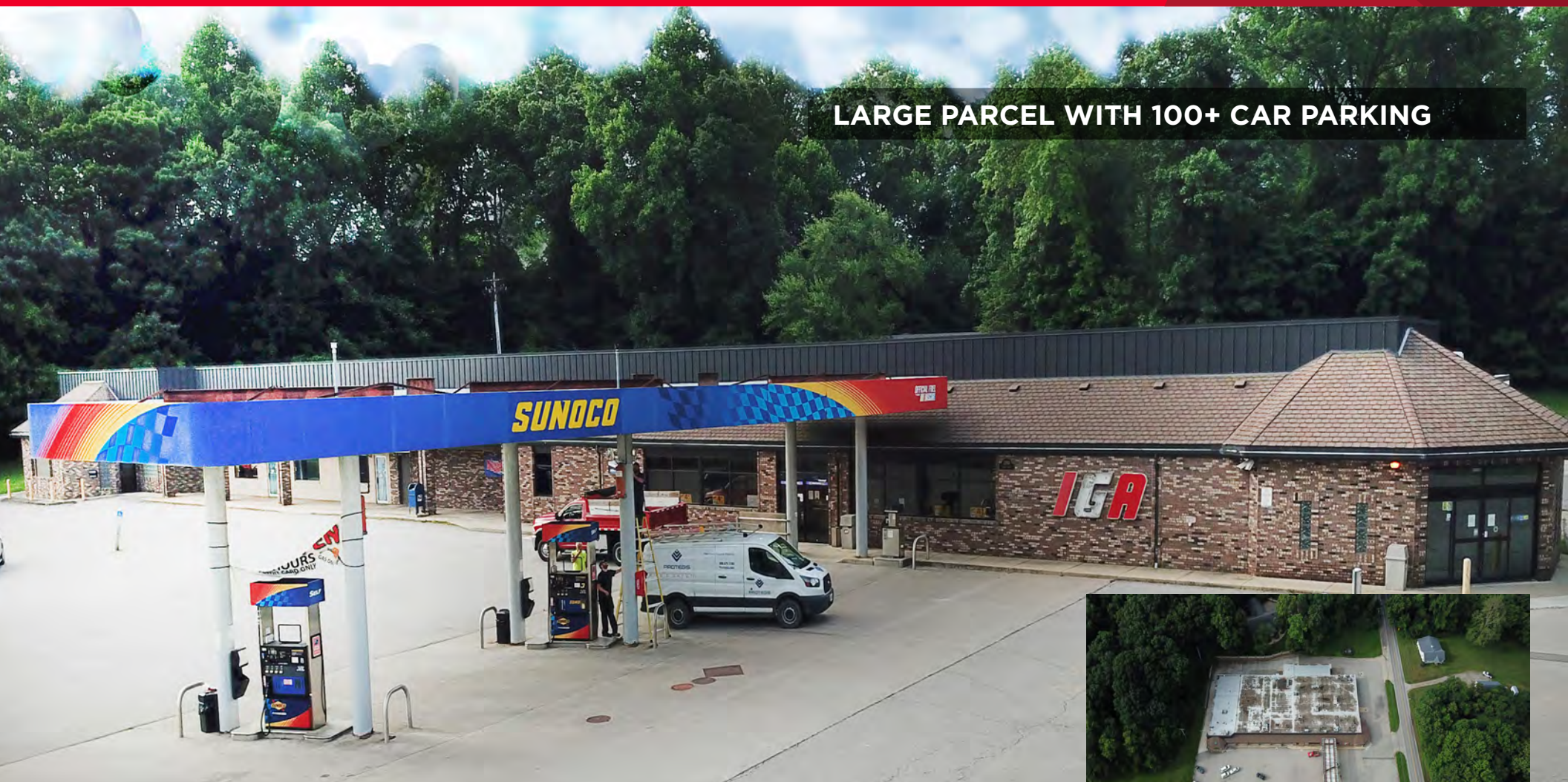




FOR SALE/LEASE

FORMER IGA PLAZA
1170 Milan Avenue
Amherst, Ohio 44001

LARGE PARCEL WITH 100+ CAR PARKING



BRIAN SMITH

Sales Associate

216.525.1476

bsmith@crescorealestate.com

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

Cushman & Wakefield Copyright 2015. 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.

3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131

Main 216.520.1200 • Fax 216.520.1828

crescorealestate.com



FOR SALE/LEASE

FORMER IGA PLAZA
1170 Milan Avenue
Amherst, Ohio 44001



Three (3) units make up this 34,738 SF shopping plaza

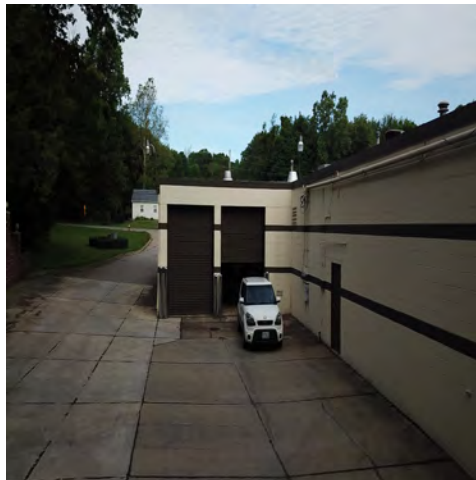
Unit 1: 20,000 SF warehouse | Two (2) drive-ins | One (1) dock

Unit 2: 2,738 SF office

Unit 3: 12,000 SF | 1,000 SF office | 9,000 SF warehouse
Three (3) drive ins. Unit has been occupied since the 70's.

Property Highlights

Year Built:	1958
Building Size:	34,738 SF
Site Area:	Four (4) acres
Stories:	One (1)
Construction Type:	Brick/Block/Metal
Clear Height:	14'
Roof:	Rubber
Air Conditioning:	100%
Drive In Doors:	Five (5)
Docks:	One (1)
Sale price:	\$885,325
Lease rate:	\$10.00 NNN



BRIAN SMITH

Sales Associate

216.525.1476

bsmith@crescorealestate.com

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

Cushman & Wakefield Copyright 2015. 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.

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



FOR SALE/LEASE

FORMER IGA PLAZA
1170 Milan Avenue
Amherst, Ohio 44001



BRIAN SMITH

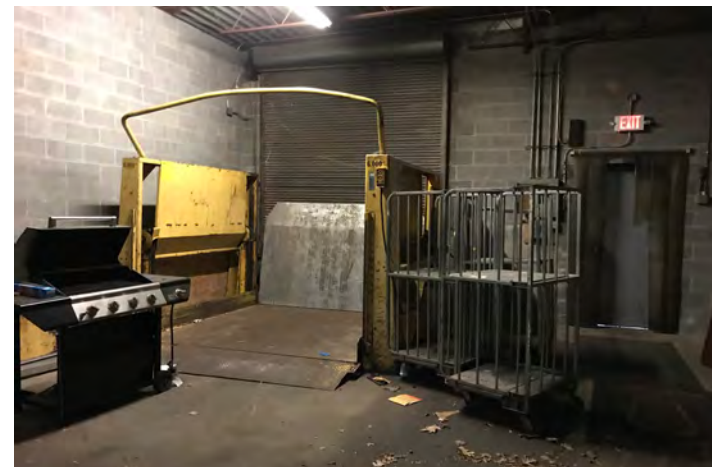
Sales Associate

216.525.1476

bsmith@crescorealestate.com

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

Cushman & Wakefield Copyright 2015. 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.



Walk-in cooler

3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131

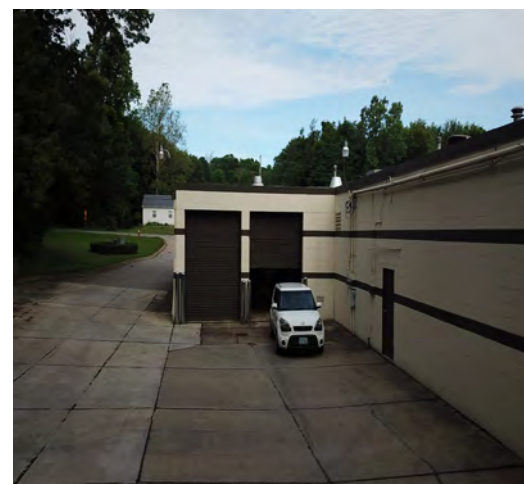
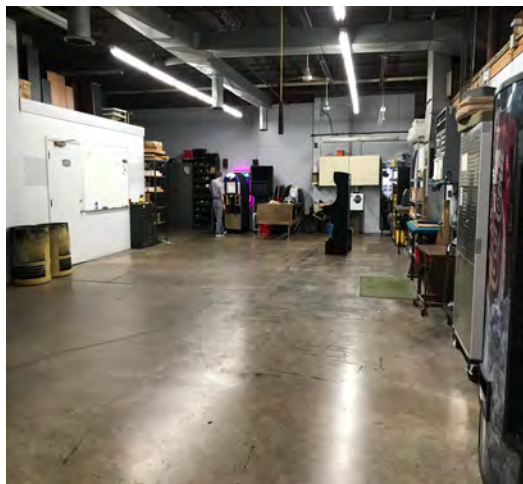
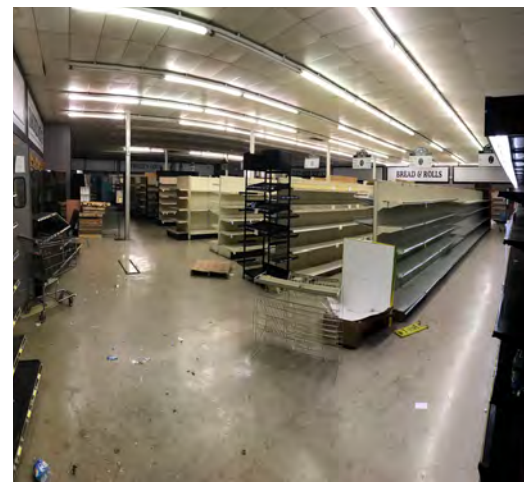
Main 216.520.1200 • Fax 216.520.1828

crescorealestate.com



FOR SALE/LEASE

FORMER IGA PLAZA
1170 Milan Avenue
Amherst, Ohio 44001



BRIAN SMITH

Sales Associate

216.525.1476

bsmith@crescorealestate.com

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

Cushman & Wakefield Copyright 2015. 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.

3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131

Main 216.520.1200 • Fax 216.520.1828

crescorealestate.com



FOR SALE/LEASE

FORMER IGA PLAZA
1170 Milan Avenue
Amherst, Ohio 44001



BRIAN SMITH

Sales Associate

216.525.1476

bsmith@crescorealestate.com

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

Cushman & Wakefield Copyright 2015. 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.

3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131

Main 216.520.1200 • Fax 216.520.1828

crescorealestate.com



Building/Space

Construction Status:	Existing
Primary Use:	Flex
Secondary Use:	Retail
Year Built:	1958
Multi-Tenant:	Multi-Tenant
Construction Type:	Brick/Block/Metal
Exterior Type:	Brick
Roof Type:	Rubber
Roof Age:	40
Lighting Type	Fluorescent
Sprinkler:	Yes
Heat:	HVAC
AC:	100%
Handicapped Accessible (ADA):	Yes
Ceiling Height:	14' (Min)
Floor Type:	Concrete

Utilities

Gas:	Columbia Gas
Water:	City
Sewer:	City

FORMER IGA PLAZA 1170 MILAN AVENUE Amherst, OH 44001

County:	Lorain
Market:	NW-Z3
Sub Market:	Lorain County Area
Land Size (Acres)	4 Acres
Lot Dimensions (LxW):	390 x 460
Available SF:	34,738 SF
Building SF:	34,738 SF
Retail SF:	34,738 SF

General Listing/Transaction Information

Asking Price:	\$885,325.00 \$25.49 Per SF
Asking Lease Rate:	\$10.00 NNN Per Year
Transaction Type:	Lease/Sale

Parking

# Spaces:	100
------------------	-----

Loading & Doors

# GL/DID:	5
#DH/Truck-level Doors:	1
Total Doors:	6

Site

Land SF:	174,240 SF
Parcel Number:	0500097104006
Zoning:	C2

Contacts

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

Comments

Listing Comments: Large parcel with 100 parking spaces. Nice and solid brick & block building, 100% air conditioned. Income generator - Active 24 hour self serve gas pumps. 12,000 SF tenant, Lorain Music Company, has been in building since the 70's.

Repurpose of a former retail center proposed for office, warehouse flex space.