



## DENTAL/OFFICE SPACE

21590 Center Ridge Road, Rocky River, Ohio  
44116



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## PROPERTY INFORMATION

**Purchase Price**  
\$769,000.00

**Property Address**  
21590 Center Ridge Road  
Rocky River, Ohio 44116

**Year Built**  
1964

**Property Size**  
6,000 Sq. Ft.

**Land Size**  
19,779.00 Sq. Ft.

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SPACE**

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.





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### PROPERTY OVERVIEW

Discover a premier investment opportunity at 21590 Center Ridge Road, Rocky River, Ohio. This 6,000 SF dental/office property, is strategically located in a thriving business district, offering exceptional visibility and accessibility. The property is surrounded by a robust mix of retail, dining, and professional services, enhancing its appeal to prospective tenants. With Rocky River's steady economic growth and strong demand for office space, this asset promises significant appreciation potential. Ideal for investors seeking a reliable income stream, this property is well-positioned to capitalize on the area's expanding commercial landscape. Don't miss your chance to secure a foothold in this lucrative market.



Well maintained, two story, brick building.

6,000 total sq ft      3,000 sq ft per floor

Building has been remodeled and updated with newer mechanicals. New roof in 2016.

**First Floor:** Lessee has a specialty- pediatric dental practice.

The dental practice has been in this location for 14 years.

Lease is a true NNN for the entire building.

Lease has 3 (five year) renewal terms.

**Ground Floor:** Current building owner uses this space for personal storage.

This space can be leased for additional REVENUE.

**Parking:** 27 convenient parking spaces located in the rear of the building.

# PROPERTY PHOTOS

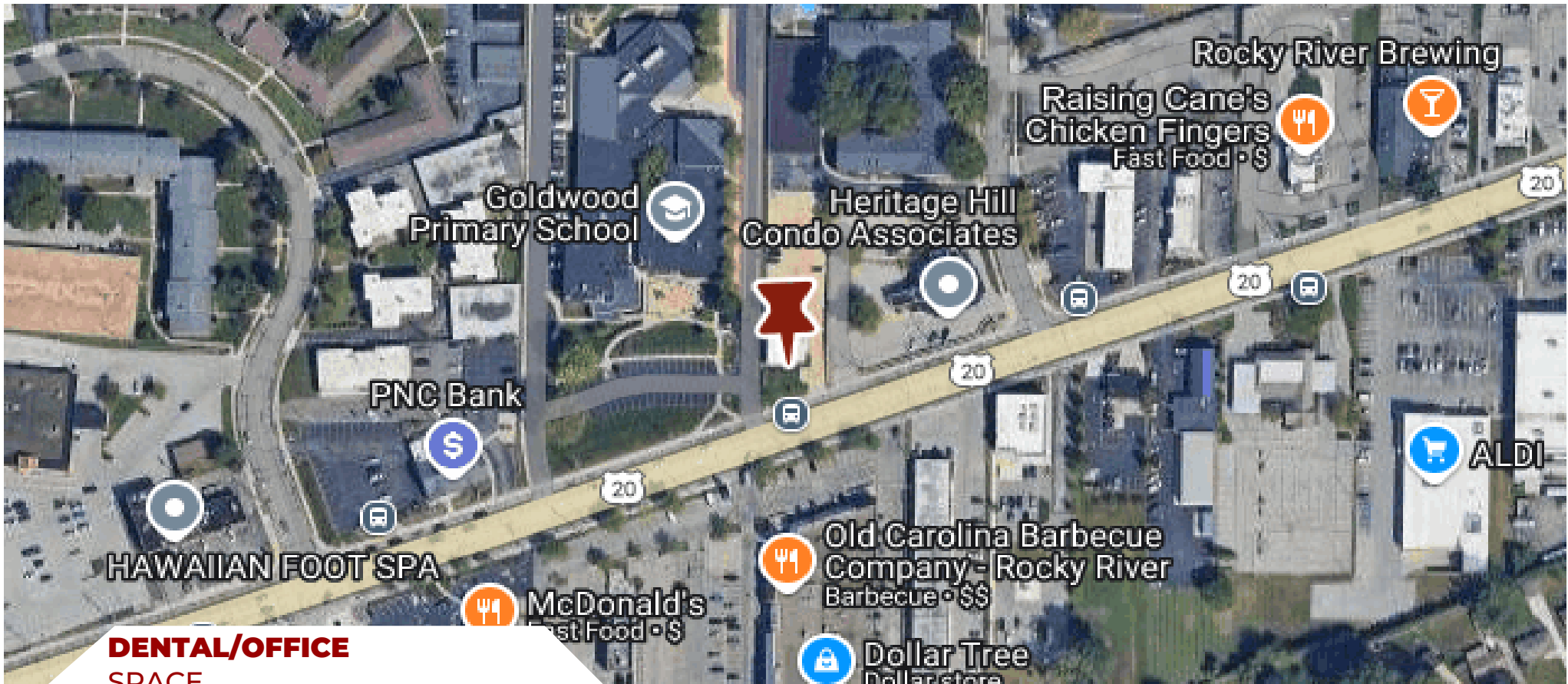




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