

## Cross Property Buyer Full



<b>Commercial</b>	ML: <b>4401630</b>	Status: <b>Active</b>	List Price: <b>\$250,000</b>
<b>2884 Scranton Rd, Cleveland, OH 44113</b>		Twp: <b>Cleveland</b>	Sold Price:
Subdiv/Complex:		County: <b>Cuyahoga</b>	Closing Date:
Subtype: <b>Retail</b>	Parcel ID: <b>008-01-153</b>	Multiple PIN #'s:	
Area: <b>105-Cle Between West Blvd &amp; Cuy River</b>	MLS Cross Ref #:		
Directions: <b>Scranton at Seymour</b>			

<b>Property Information</b> Approx Fin SqFt: SqFt Source: Industrial SqFt: Office SqFt: Retail SqFt: <b>1,182</b> Residential SqFt: Warehouse Sq Ft: SqFt Price Min: SqFt Price Max: Year Built: <b>1950</b>  Total # of Prkng Spc: <b>15</b> Miscellaneous: Freight Amenities: Heating Type: Heating Fuel: Roof: <b>Flat</b> Water/Sewer: <b>Public Water, Public Sewer</b> Cooling Type: Terms/Conditions: Cost: <b>Per Mon</b> Util/Owner Pays: <b>Sewer, Water</b> Util/Tenant Pays: <b>Electric, Gas</b>	Annual Taxes: <b>1268</b> Traffic Count/Day: Current Use: <b>Automotive Service</b> Lot Size (Acres): <b>0.158</b> Lot Size Source: Lot Size Frontage: <b>122</b> Lot Size Depth: <b>71</b> Lot Size Dimensions: Above Ground Stories: Basement Detail: <b>No</b> Fences: Location: <b>Public Transport, Urban</b> Parking: <b>On Site/Private</b>	Homestead: <b>No</b> Assessments: <b>No</b> For Sale/Lease: <b>For Sale</b>  Avail for Auction: Auction Date: Occupant Type: Office Type: Industrial Type: Retail Type: <b>Free Standing</b> Special Purpose Type: Total # of Drive in Doors: <b>2</b> Drive in door Max Hght: Drive in door Min Hght: Total # of Dock Doors: Dock Door Max Hght: Dock Door Min Hght: Ceiling Height: Ceiling Height Max: Ceiling Height Min:
Cost Per Month: <b>1,000</b> Cost Per SqFt: Cost Other:		

<b>Income &amp; Expenses</b> Gross Rent: Other Income: Total Gross Rent: Vacancy Allowance: Cap Rate: Total Annual Expense: Net Operating Income: Expense Information: Annual RE Tax:	Insurance: Management: Maintenance: Heat: Electric: Sewer/Water: Trash/Rubbish: Miscellaneous: Lawn/Snow Maint: Reserves:	Additional Expenses 1: Amount Expenses 1: Additional Expenses 2: Amount Expenses 2: Additional Expenses 3: Amount Expenses 3: Additional Expenses 4: Amount Expenses 4: Additional Expenses 5: Amount Expenses 5:
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Remarks: **Great west side location for auto mechanic shop (its usage since 1981), coffee shop, or any retail establishment. Excellent high traffic area in Tremont with on-site parking. 6900 sq. ft. parcel with 1182 sq. ft. retail. Exciting opportunity!**

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