



**850 EAST BROAD STREET
ELYRIA, OH 44035**

SALE PRICE: \$325,000



PROPERTY HIGHLIGHTS

- Available: 2,626 SF | .51 AC
- Price per SF: \$123.76/SF
- 5 Private Offices (9 x 10), 1 Large Private Office, Conference Room, 2 Kitchenettes, Breakroom, and Partial Basement for Storage
- All Utilities Available on Site
- Ideal for General Office or Could be Converted back to Medical Use
- Signage Available on Marquee Board and Great Visibility
- Parking: Approximately 25 Spaces
- Zoning: Professional Office District (POD)
- Year Built in 1966
- Annual Real Estate Taxes: \$7,010.30



LISTING AGENT

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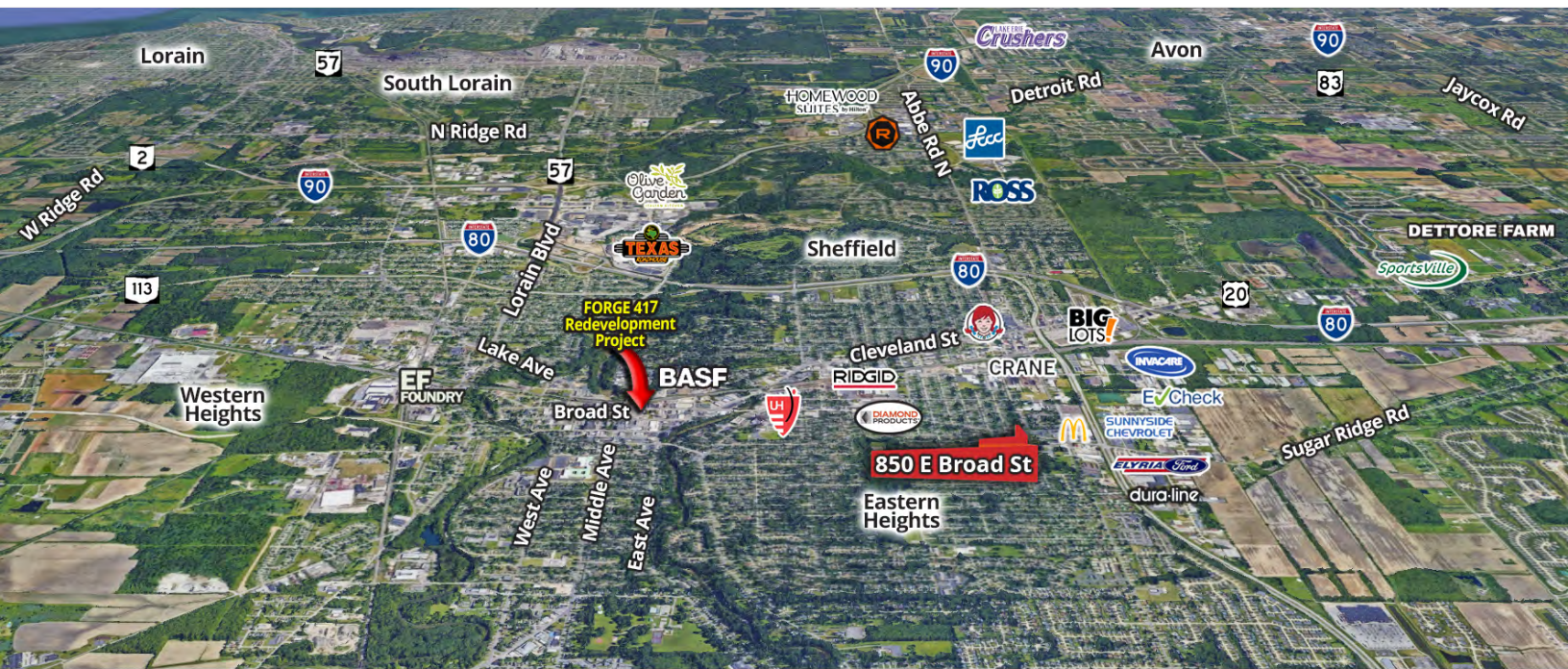
330.722.5002



FREESTANDING OFFICE BUILDING FOR SALE



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PROPERTY OVERVIEW

850 East Broad Street is situated on approximately 0.51 acres and features a 2,626 SF office building. The site offers ample parking with over 25 spaces and street-visible pole signage. The building includes 5 small private offices, 1 large private office, a conference/meeting room, 2 kitchenettes, and a breakroom. The basement features a mechanical room and additional storage space.

LOCATION OVERVIEW

The property is located less than 0.1 miles from SR-57 and sits along E. Broad Street, one of the main corridors into Downtown Elyria. With an average daily traffic count of approximately 15,000 vehicles, this location offers excellent visibility and advertising potential. Nearby amenities include Lorain County Community College (3.8 miles), Lorain County Regional Airport (7.1 miles), and Oberlin College (11 miles).

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	10,730	58,425	101,129
Total Units	4,987	26,484	45,160
Median Income	\$58,130	\$61,221	\$67,948

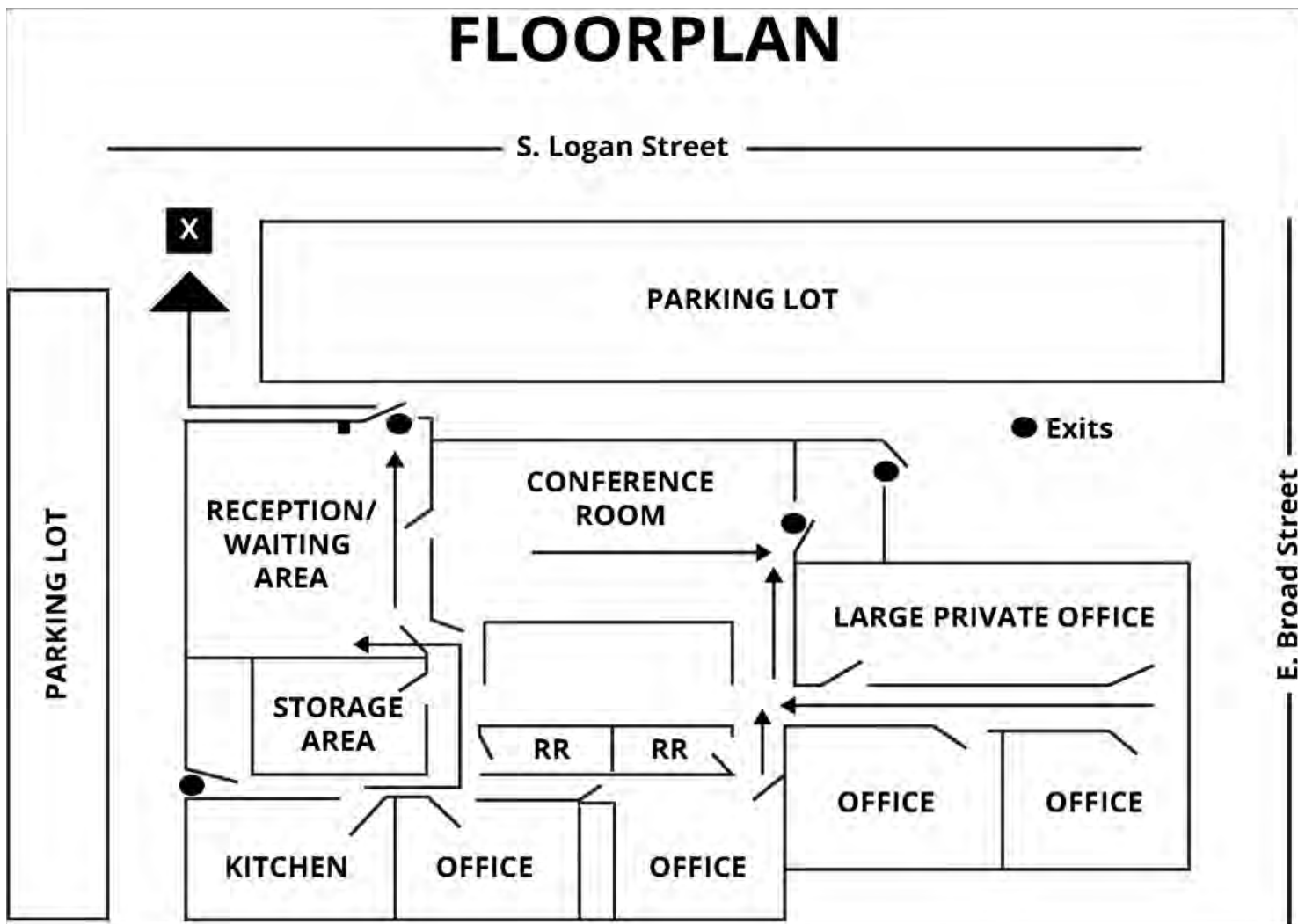
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FLOORPLAN



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