



MUNSELL REALTY ADVISORS, INC.

Fact Sheet

Property: 100 Park Place
529 E. Washington Street
South Russell, Ohio 44022

**Permanent
Parcel:** 02-108138

Location: Off E. Washington Street about ½ mile east of the Village of Chagrin Falls, in South Russell

Size:

Office:	4,728 square feet
Common Area Stairwell	<u>272</u> square feet
Total	5,000 square feet

**Common
Area %:** 19.1%

**Maintenance
Fees:** \$1,083.50 per month (\$13,002.00), or \$2.75 psf

Zoning: B-2 Limited Business

Call for copy of permitted uses

Taxes: Tax Year 2011 - \$11,379.56 per annum, or \$2.41 psf

Year Built: Approximately 1987

Roof: Asphalt shingle

Lighting: Fluorescent

**Heating/
Cooling:** Gas fired forced hot air with A/C

Electricity: First Energy

Lease Rate: \$16.00 per square foot, plus pro-rata real estate taxes, maintenance fees, and utilities

Sale Price: \$699,000.00

Comments: Spectacular executive office finishes in an attractive professional office setting in Chagrin Falls, suitable for a variety of uses. Nine foot ceilings create spacious, expansive setting. Cleveland City Water and Sewer serve the premises. Gas fired forced air heating and a/c. Time Warner business class cable. Teleconferencing, internet phone system, etc.

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