

4878 Van Epps Rd, Brooklyn Heights, OH 44131

MLS#: **5090239**

Prop Type: **Commercial Sale**

Status: **Active**

Sub Type: **Industrial**

Recent: **12/17/2024 : New Listing**

List Price: **\$850,000**

DOM/CDOM: **0/0**



List Dt Rec: **12/17/2024**

Lot #:

Unit:

County: **Cuyahoga**

List Date: **12/17/2024**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Exp Dt: **08/29/2025**

Parcel ID: **TX 531-03-009**

Twp: **Brooklyn**

Subdiv: **Brooklyn Township**

School Dist: **Brooklyn CSD - 1807**

Yr Built: **1996/Public Records**

SqFt Total:

Map:

\$/SqFt:

Directions: **Spring Road to Van Epps**

Legal/Taxes

Taxes: **\$13,782** Tax Year: **2023** Assessment: **No** Homestead:

Legal: **90**

Annual RE Tax: Zoning:

General Information

Industrial SqFt:	Traffic Ct/Day:	# DriveIn Doors:	1
Office SqFt: 2,400	Lot Size (acre): 1.19	DriveIn Door Max Hgt:	14
Residential SqFt:	Lot Size Source: Realist	Drive In Door Min Hgt:	14
Warehouse SqFt: 8,600	Lot Size Front: 190	# Dock Doors:	1
Retail SqFt:	Lot Size Depth:	Dock Door Max Hgt:	10
SqFt Min: 11,000	Lot Size Dim:	Dock Door Min Hgt:	
SqFt Max: 11,000	Stories Abv Gd: 1		
# Parking: 8	Cost:	Ceiling Height:	20 x
Cost/Month:	Cost/SqFt:	Ceiling Max Hgt:	18
Business Type: Other	Cost/Other:	Ceiling Min Hgt:	18

Features

Basement: **No**

Heating: **Forced Air** Cooling:

Water: **Public** Sewer: **Public**

Addl SubType: **Mfg Light**

Current Use: **Warehouse**

Remarks:

Don't miss this opportunity to own this spacious Industrial Building. Great for the owner/user this 11,000 square foot building is in a great location close to major highways Jennings Freeway 176, I-90 and I-480. The building has 8,600 square feet of warehouse and 2,400 square feet of office. The office space has two private offices a storage room, kitchen area and bathrooms. The warehouse space has two overhead 14 ft. doors. It also has an outside incline drive in dock with a 10 ft. door. Inside the is an upstairs loft area and an office in the warehouse area. It has a C-1 Commercial Warehouse zoning. This property includes 1.2 acres and has additional open space on the south side of the building. The front features onsite parking with approximately 7-8 parking spaces. Call now for your private showing.

Agent/Broker Info

List Agent: David M Reddy (2001006408)	List Office: Keller Williams Citywide (2847)
Contact #: 216-406-4746	Office Phone: 440-892-2211
LA Email: dreddy20@hotmail.com	Office Fax: 440-808-9344
LA License #: OH SAL.2001006408	Brokerage Lic: 2006002465
Co List Agt: Michael D Edwards (303168)	Co List Off: Keller Williams Citywide (2847)
Co License #: OH SAL.0000303168	Brokerage Lic: 2006002465
Contact #: 440-320-3752	Co LA Email: medwards3157@gmail.com
Attrib Cnt: dreddy20@hotmail.com 216-406-4746	
Waived Agt: No	

Showing

Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name:	Owner Phone:	Owner Agent: No Warranty:
Listing Agreement: Exclusive Right To Sell	Expiration Date: 08/29/2025	Listing Service: Full Service
Listing Contract Date: 12/17/2024		Purchase Contract Date:
Possession: Other (Possession)		Orig List Price: \$850,000
Occupant: Tenant		
Special Listing Conditions: Principal/NR		
Online Bidding: No		
List Terms: 1031 Exchange, Cash, Conventional		
Broker Remarks: Email all LOI'S, offers and questions to David Reddy.		

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 5090239

[4878 Van Epps Rd , Brooklyn Heights, OH 44131](#)

Owner Information

Owner Name:	Kamac Inc	Tax Billing Address:	4878 Van Epps Rd
Tax Billing City & State:	Brooklyn Heights Oh	Tax Billing Zip:	44131
Tax Billing Zip+4:	1016	Owner Occupied:	0

Location Information

School District:	Cuyahoga Heights LSD	Subdivision:	Brooklyn Township
Carrier Route:	C020	Census Tract:	192300
Township:	Brooklyn Heights	Neighborhood Code:	47210
Topography:	FLAT/LEVEL		

Tax Information

APN:	531-03-009	Lot #:	90
Tax Area:	140	% Improved:	87
Legal Description:	90		

Assessment & Taxes

Assessment Year	2023	2022	2021
Assessed Value - Total	\$221,870	\$221,870	\$221,870
Assessed Value - Land	\$29,750	\$29,750	\$29,750
Assessed Value - Improved	\$192,120	\$192,120	\$192,120
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$633,900	\$633,900	\$633,900
Market Value - Land	\$85,000	\$85,000	\$85,000
Market Value - Improved	\$548,900	\$548,900	\$548,900
Tax Year	2023	2022	2021
Total Tax	\$13,782.24	\$13,780.82	\$13,834.28
Change (\$)	\$1	-\$53	
Change (%)	0%	0%	

Characteristics

County Land Use:	Commercial Warehouse	State Use:	Commercial Warehouse
Universal Land Use:	Warehouse	Lot Frontage:	190
Lot Area:	51,812	Lot Acres:	1.189
Building Sq Ft:	11,000	First Floor Sq Ft:	11,000
Stories:	1.0	Condition:	Average
Bath Fixtures:	12	Water:	PUBLIC
Sewer:	Public Service	Cooling Type:	Package
Heat Type:	Forced Air	Garage Capacity:	0
Garage Capacity:	0	Roof Type:	GABLE
Roof Material:	Composition Shingle	Roof Shape:	GABLE
Roof Frame:	STEEL	Exterior:	Block
Floor Cover:	TYPE UNKNOWN	Year Built:	1996
Effective Year Built:	1999	Topography:	FLAT/LEVEL
Electric Service Type:	TYPE UNKNOWN	Number of Buildings:	1
Building Type:	Industrial	Foundation:	Concrete
Plumbing Fixture Type:	TYPE UNKNOWN	Road Type:	Paved

Estimated Value

Industrial SqFt: **0** Bsmt: **No** Yr: **1996** Acres: **1.19** **\$850,000**



Snow covered property with a garage



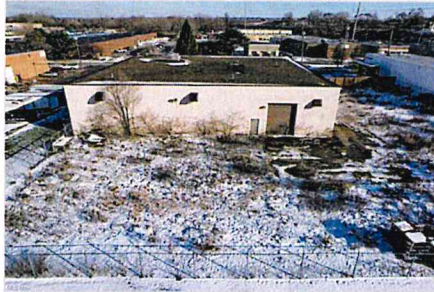
View of snowy aerial view



View of snowy aerial view



View of snowy aerial view



View of snowy aerial view



Drone / aerial view



View of snowy aerial view



View of snowy aerial view



View of snowy aerial view



Aerial view



View of snowy aerial view



View of snow covered property entrance



View of snowy exterior featuring an outdoor structure



View of snowy exterior



View of doorway



Other



Other



Misc room featuring a drop ceiling and a healthy amount of sunlight



Hallway with a paneled ceiling



Misc room featuring light carpet and a drop ceiling



Other



Utilities with electric panel



Miscellaneous room featuring concrete floors



View of garage



View of garage



View of garage



View of garage



View of garage



Garage with a workshop area



Misc room featuring concrete flooring



Miscellaneous room featuring concrete floors



Garage featuring washer and dryer



View of garage



View of garage



Garage with a workshop area



View of garage



Stairs featuring concrete floors



View of garage



View of miscellaneous room



View of basement



View of property's community



View of horse barn



View of storage area

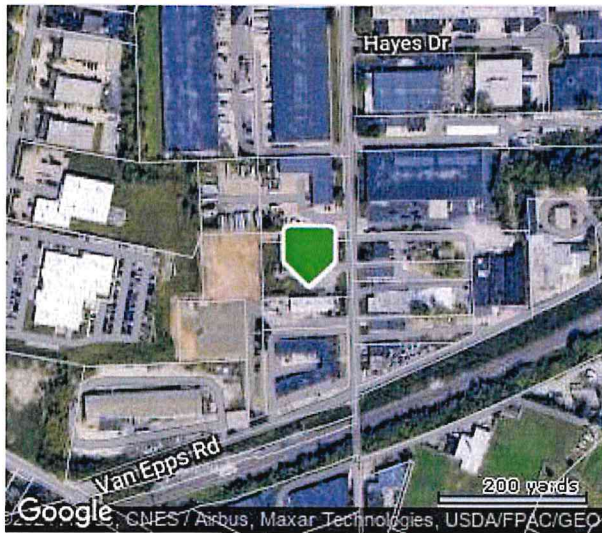


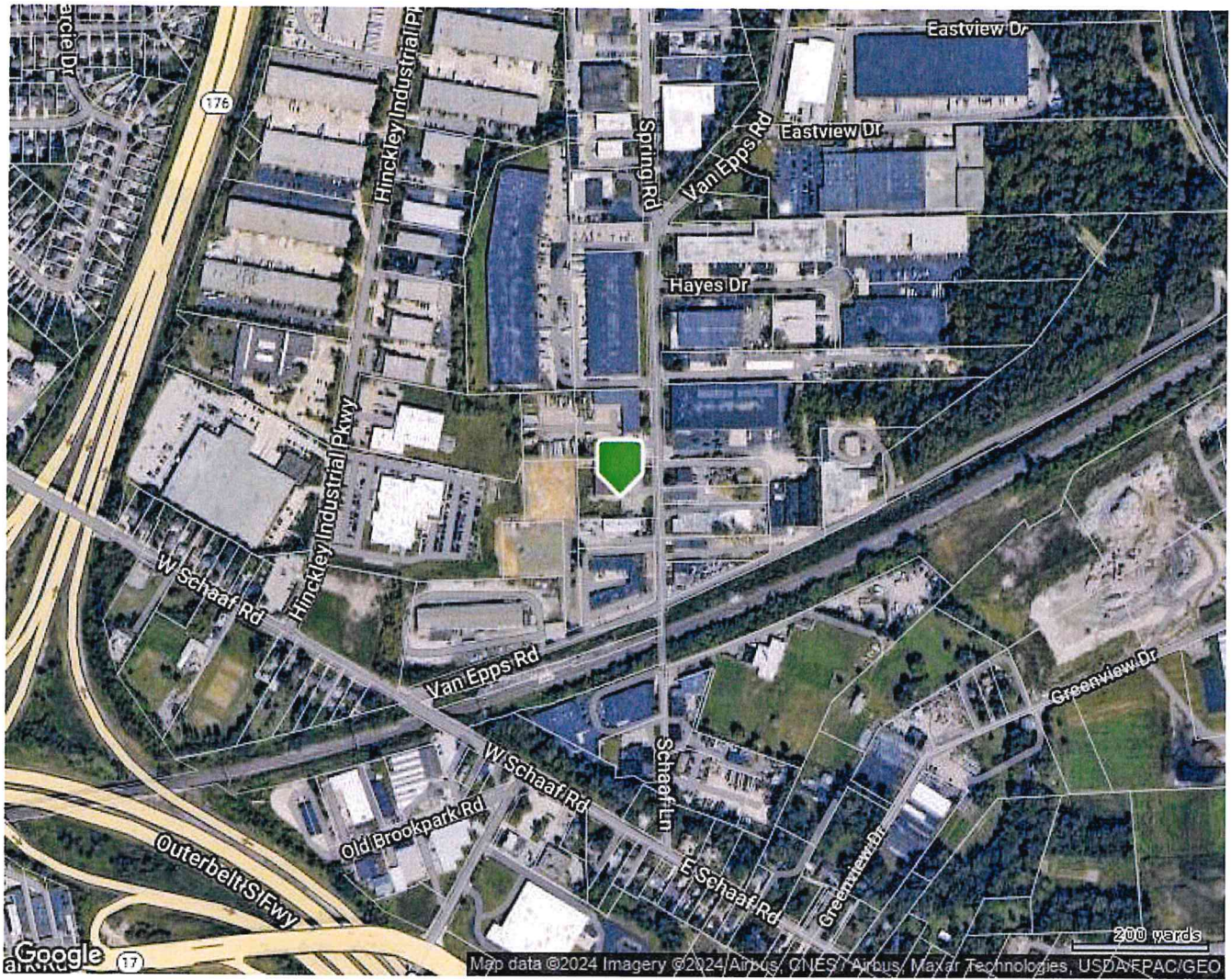
View of garage



Other

Information is Believed To Be Accurate But Not Guaranteed





Google 176

Map data ©2024 Imagery ©2024 Airbus, CNES, Airbus, Maxar Technologies, USDA/EPAC/GEO 200 yards



Cuyahoga County, Ohio - Property Summary Report
Parcel: 531-03-009



Owner KAMAC INC.
Address 4878 VAN EPPS RD
 BROOKLYN HEIGHTS, OH. 44131
Land Use (4800) C - 1-UNIT WHSE <75000SF
Description 90
Neighborhood Code 47212

SKETCH

Building 1

If this is a residential property the sketch is unavailable.
 Commercial building sketches are not available at this time.
 Please contact us at EMcGoldrick@cuyahogacounty.us
 or call (216) 443-4663 for a copy of the building card.

MAP VIEW



BUILDING INFORMATION

Building ID	1	Construction Class	CLASS C	Basement Type	SLAB
Total Story Height	1	Usable Area	11,000	Condition	AVERAGE
Date Built	1996	Date Remodeled		Exterior Walls	SP BLK
Framing	FIRE RESISTANT	Roof Type	GABLE	Roof Covering	COMPOSITION
Office Area	2,400	Mezzanine Area		Mezzanine Finish	
Wall Height	22	Heat Type	FORCED-AIR	Air Conditioning	PACKAGE A/C
Office Finish	FND	Retail Area		Retail Finish	

LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	190		1.19	51,812

VALUATION

	2023 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$85,000	\$0	\$0	\$0	\$29,750
Building Value	\$548,900	\$0	\$0	\$0	\$192,120
Total Value	\$633,900	\$0	\$0	\$0	\$221,870
Land Use	4800	COMMERCIAL WAREHOUSE (GEN-UNDER 75 000 SF)			

PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes

IMPROVEMENTS

Type	Description	Size	Height Depth
200	PAVING	13,000 SQUARE FEET	
050	FENCE	350 LINEAR FEET	6

SALES

Date	Buyer	Seller	Price
4/27/2012	KAMAC INC.	Kelly Prop Ltd	\$470,000
5/9/2007	Kelly Prop Ltd	Kelly Prop Ltd	\$0
5/8/1996	Kelly Prop Ltd	Kelly, Robert S	\$0
4/10/1995	Kelly, Robert S	Martinez, Ronald J Sr.	\$115,000
1/21/1994	Martinez, Ronald J Sr.	Janitorial Specialists,	\$0
8/23/1990	Janitorial Specialists,	R & M Realty Co	\$0
1/11/1980	R & M Realty Co		\$0

Taxes

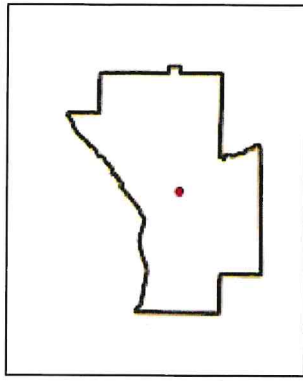
2023 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$13,782.24	\$13,782.24	\$.00



Cuyahoga County GIS Viewer



1:1,200



Date Created: 12/17/2024

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel
- Private Road

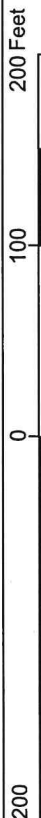
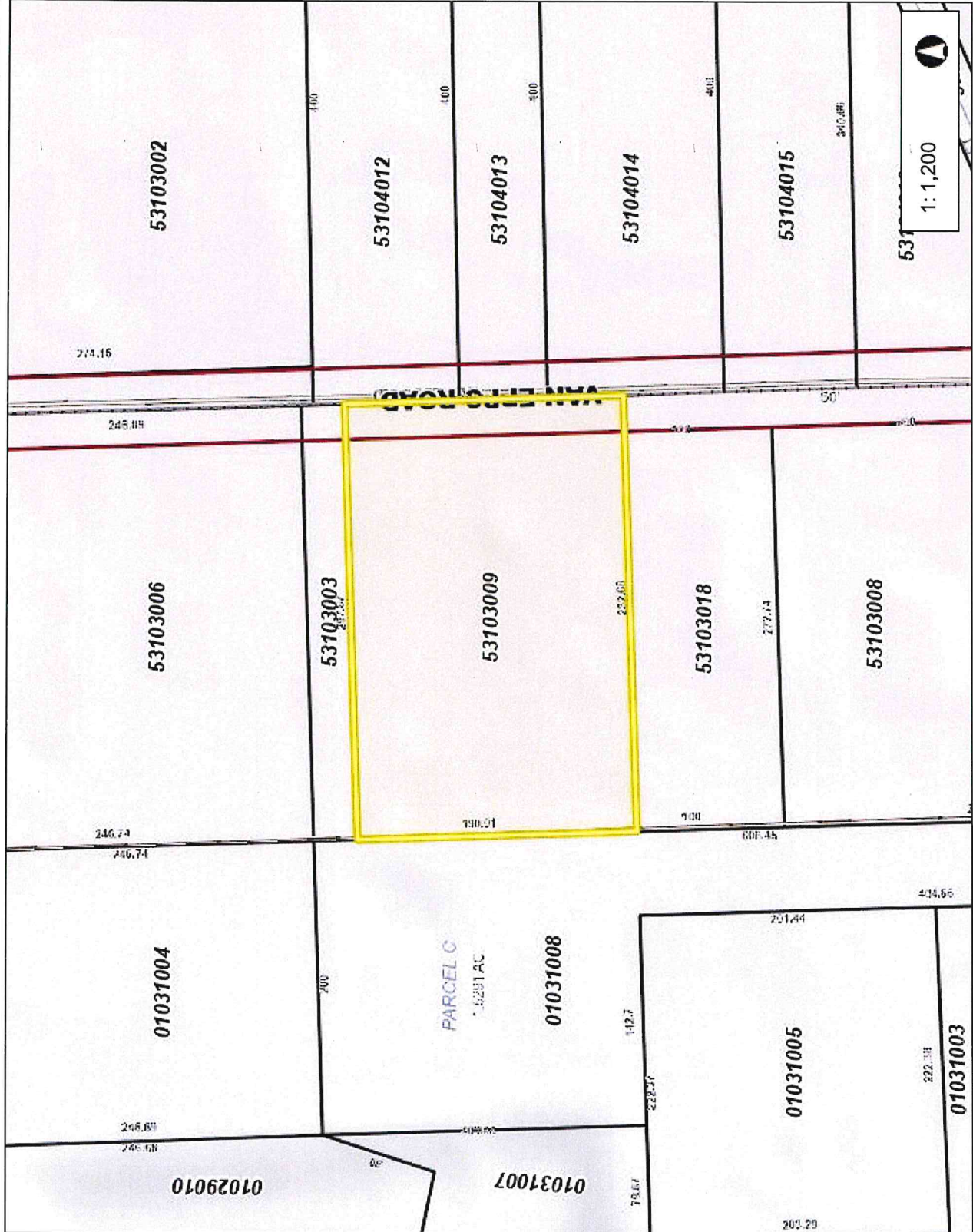
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Projection:
 WGS_1984_Web_Mercator_Auxiliary_Sphere



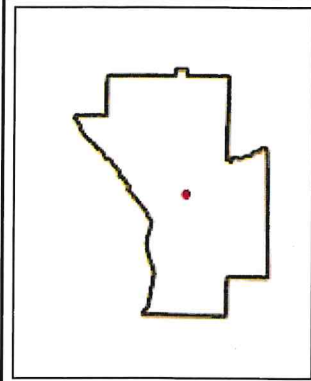
Cuyahoga County GIS Viewer



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