

SPACIOUS GROUND FLOOR OFFICE SUITE FOR SALE

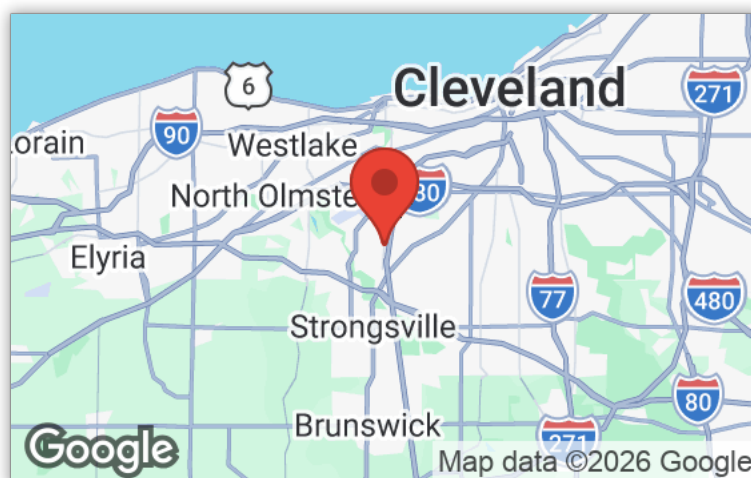


SUITE 607
7055 ENGLE ROAD
MIDDLEBURG HEIGHTS, OH 44130
SALE PRICE: \$129,500



PROPERTY HIGHLIGHTS

- Available: 1,124 SF
- Ground floor office space
- Suite 607 consists of 3 individual private offices, large open reception area, kitchenette, half bath, and 2 storage rooms
- Ample parking
- Zoning: Office
- Traffic Count: $\pm 16,845$
- Highway Access: Easy access to I-71 and Bagley Road
- Annual Real Estate Taxes: \$1,117/half year



LISTING AGENT

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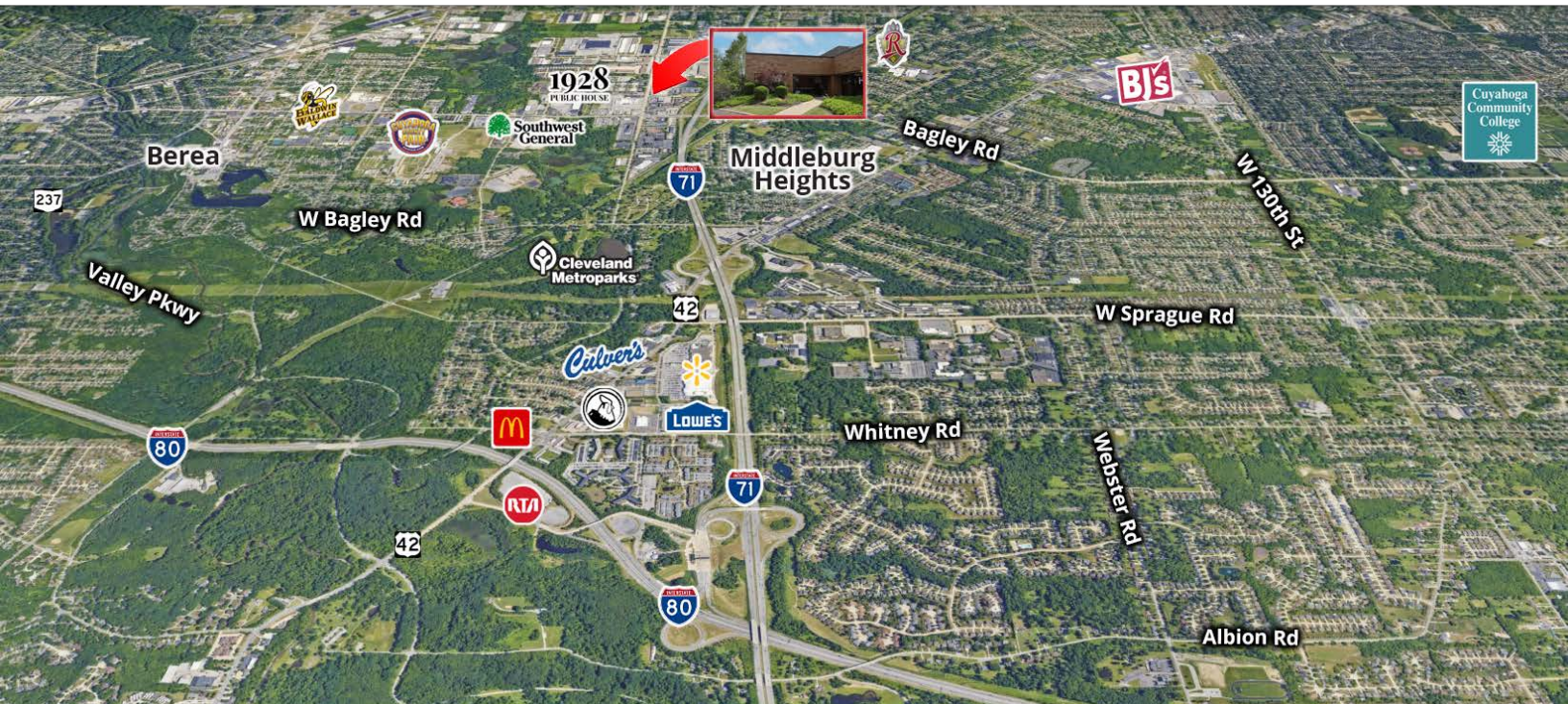
330.722.5002



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PROPERTY OVERVIEW

Office suite 607 available for sale in Courtyard Office Park, Middleburg Heights. This well-maintained ground floor unit offers 1,124 square feet of professional office space, featuring 3 private offices, a kitchenette, and a half bath. Additional amenities include two dedicated storage rooms and ample on-site parking, providing convenience for both employees and visitors. Ideal for professional, medical, or small business use.

LOCATION OVERVIEW

Located on Engle Road just north of Bagley Road in Middleburg Heights.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	4,645	63,865	183,698
Total Units	2,393	30,111	88,611
Median Income	\$77,252	\$79,363	\$74,843

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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