

Retail and Industrial Building for Sale

28908 Lakeshore Blvd, Willowick OH



\$489,000

Purchase Price



GATTO GROUP INC

BROKERAGE. MANAGEMENT. INVESTMENTS.

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Property Overview





Property Description

This commercial offering presents a rare opportunity to acquire a two-building property featuring both retail and industrial space along the highly traveled Lake Shore Boulevard corridor in Willowick, Ohio. The property consists of approximately 9,400 square feet across two buildings, including three retail suites and two industrial units.

The retail building offers exceptional frontage, strong visibility, and convenient customer access, while the industrial building features functional warehouse space with two 10' x 10' drive-in doors, making it ideal for contractors, storage, distribution, or light manufacturing users. The property is zoned retail, with industrial use permitted through the City's conditional use approval process.

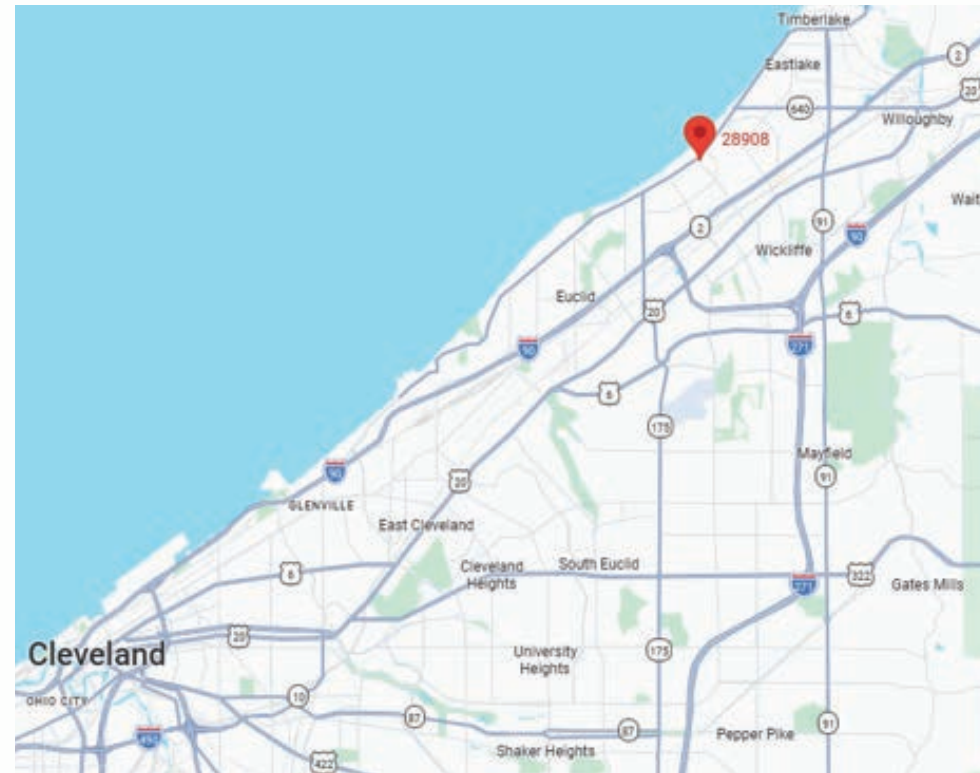
Ideal for investors or owner-users, the flexible layout offers multiple occupancy and income opportunities. With 30 on-site parking spaces, immediate access to SR-2 and I-90, and a well-established commercial location, the property is well positioned to serve a variety of businesses.

Property Type	Retail and Industrial
Total Purchase Price	\$489,000
Retail Square Feet	+/- 5,000 SF
Industrial Square Feet	+/- 4,400 SF
Drive-in Doors	Two (10x10)
Zoning	Retail District (Sec. 1145)
Retail Space	3 Units
Industrial Space	2 Units
Parking	30 Spaces



HIGHLIGHTS

- Two-Building Commercial Portfolio
- Owner-User or Investment Opportunity
- Rental Rate Growth Opportunity
- High-Visibility Retail Corridor
- Established Commercial Location
- Long-Term Tenancy
- Excellent Accessibility
- Value-Add Potential
- Ample Parking



Rent Roll

Unit	Tenant	Tenant Tenure	Square Feet	Price per SF	Monthly	Annual	Lease Expiration
28908	Beachland Cleaners	31 yrs	2,200	6.41	1,175	14,100	2/28/2029
26710	Cleveland Pizza	15 yrs	1,200	14.00	1,400	16,800	3/31/2027
27814	Mattress Showcase	18 yrs	2,000	9.60	1,600	19,200	MTM
28912	Painters Supply	22 yrs	2,200	1.36	250	3,000	MTM
28912	Car & Boat Storage	24 yrs	2,200	3.80	697	8,365	MTM
Total			\$ 9,800	\$ 7.04	\$ 5,122	\$ 61,465	

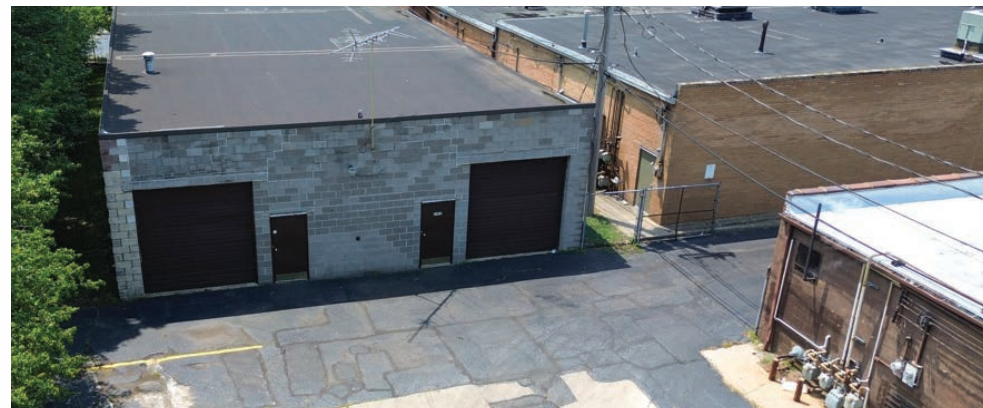


Income Statement

Income	Total
Beachland Cleaners	14,100
Cleveland Pizza	16,800
Mattress Showcase	19,200
Painters Supply	3,000
Car & Boat Storage	8,365
Total	61,465

Expenses	
Property Taxes	11,146
Insurance	4,809
Repairs & Maintenance	7,372
Utilities	1,747
Total	25,074

Net Operating Income	36,391
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Disclaimer

Confidentiality Agreement

This Confidentiality Agreement governs the use and disclosure of information contained in the Offering Memorandum prepared by Gatto Group regarding the subject property. By accepting and reviewing the Offering Memorandum, the recipient agrees to the terms and conditions set forth herein.

Purpose

The Offering Memorandum is provided solely for the purpose of evaluating a potential purchase of the Property. It is not to be used for any other purpose or shared with any other party without the express prior written consent of Gatto Group.

Confidentiality Obligations

By accepting the Offering Memorandum, the Recipient agrees:

1. To hold and treat the Offering Memorandum and all related materials as strictly confidential.
2. Not to reproduce, photocopy, or otherwise duplicate the Offering Memorandum, in whole or in part, without prior written approval from Gatto Group.
3. Not to disclose the Offering Memorandum or its contents to any third party, except for advisors directly involved in the evaluation of the Property, and only if such advisors agree to be bound by these confidentiality terms.
4. To use the Offering Memorandum solely for the purpose of evaluating the potential purchase of the Property and not in any manner that may harm the interests of Gatto Group or the Property's owner.

Disclaimer of Warranties

The Offering Memorandum has been prepared based on information provided by the Property owner and other sources deemed reliable. However, Gatto Group makes no representation or warranty, express or implied, regarding the accuracy or completeness of the information contained in the Offering Memorandum. The Recipient is responsible for conducting their own due diligence and verifying all information provided.

No Obligation

The Offering Memorandum is provided for informational purposes only and does not constitute an offer to sell the Property or any binding agreement. The Property owner reserves the right, in its sole discretion, to reject any or all offers or expressions of interest and to terminate discussions at any time without notice or liability.

Return of Materials

If the Recipient decides not to pursue the acquisition of the Property or upon request by Gatto Group, the Recipient agrees to promptly return or destroy all copies of the Offering Memorandum and any related materials.

Indemnification

The Recipient agrees to indemnify and hold harmless Gatto Group, the Property owner, and their respective affiliates, officers, employees, and agents from any claims, liabilities, or damages arising out of or relating to the unauthorized use or disclosure of the Offering Memorandum or its contents.

Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio.

By accepting the Offering Memorandum, the Recipient acknowledges and agrees to be bound by the terms and conditions of this Agreement.

Gatto Group Inc.

29010 Chardon Road,
Willoughby Hills, Ohio.