

# PROPERTY OFFERING

PRICE: \$720,000

CAP RATE: 7%

NOI: \$50,400

125-127 HILLIARD ROAD ELYRIA, OHIO 44035



## Building Information:

- Private offices, conference room, bullpen area
- Reception area/waiting room
- 4 private bathrooms & kitchenette
- Designed for 3 tenants
- 100% Occupied long term tenant
- Corporate Fitness Center with exercise room, sauna & showers
- All areas have been completely remodeled

## Exclusively Listed By:

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## Investment Highlights:

- 10 Year NNN Lease
- (Two) 5 Year Renewable Options
- 10% increase every renewable option
- Current 30 year business at this location last 12 yrs
- Zero Landlord Responsibilities

## Public Records:

- Two parcels - 06-25-032-102-006 and -005
- Zoning - BND (Business Neighborhood District)  
Land - 12,000 sq. ft.
- Buildings - 3,260 sq ft