

Property: 300 Park Place, Suite A
529 E. Washington Street
South Russell, Ohio 44022

**Permanent
Parcel:** 29-107922

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

Size:

Office:	1,407 square feet
Common Area Stairwell	<u>110</u> square feet
Total	1,517 square feet

**Common
Area %:** 19.1%

**Maintenance
Fees:** \$695.75 per month (\$8,349.00), or \$2.75 psf

Zoning: B-2 Limited Business

Call for copy of permitted uses

Taxes: Tax Year 2022: \$3000.74 per annum, or \$1.98 psf

Year Built: Approximately 1987

Roof: Asphalt shingle

Lighting: Fluorescent

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

Electricity: First Energy

Lease Rate: \$18.00 per square foot + utilities

Sale Price: \$220,000.00

Comments: Executive office finishes in an attractive professional office setting in Chagrin Falls, suitable for a variety of uses. Gas fired forced air heating and a/c. Business class cable.

Contact: Peter B. Cary
Chagrin Valley Commercial Real Estate
Cell 216.533.5414
Fax 440.374.7166
peter@peterbcary.com







