

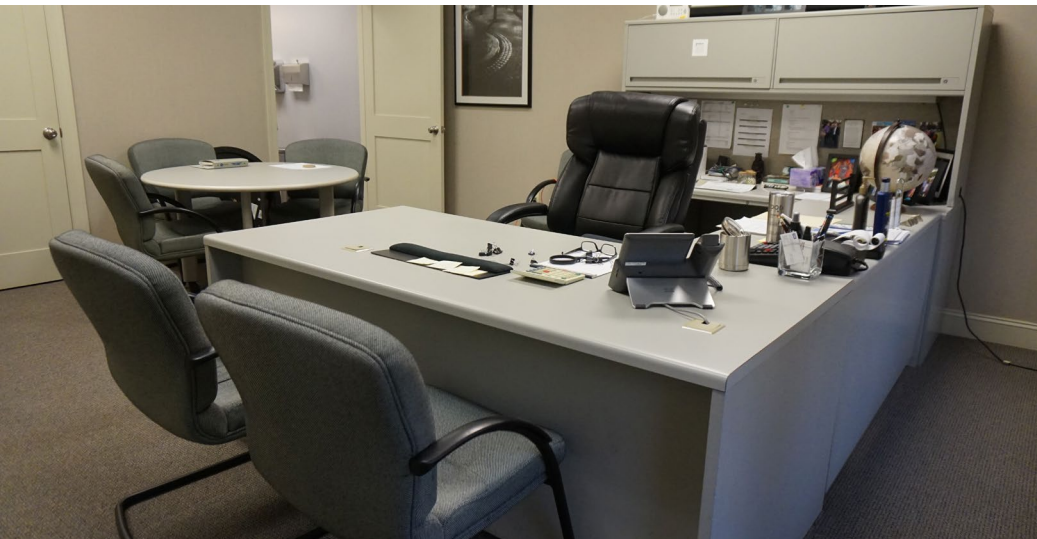


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Office Condominium for Sale

IDEAL OWNERSHIP OPPORTUNITY

1239 Rockside Road, Parma, Ohio 44134



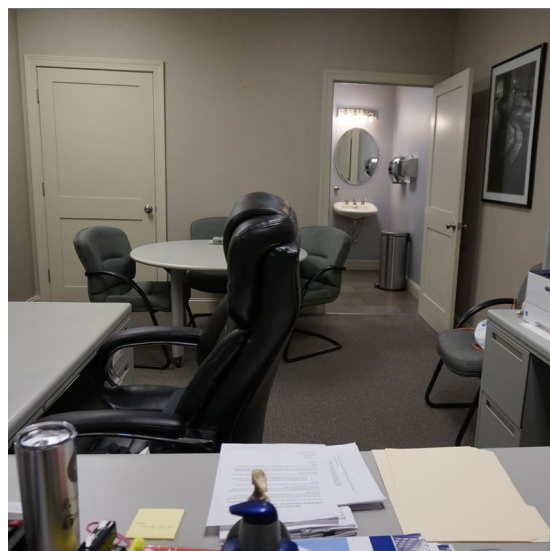
1239 ROCKSIDE RD PARMA, OHIO 44134

Highlights

- 3,356 SF office condo on 0.31 acres (allocation)
- Constructed in 2008 - high image masonry
- Direct Rockside Road visibility/signage
- Excellent condition
- Above standard buildout: nine (9) offices, IT room, conference room, two (2) vestibules, four (4) restrooms (two (2) executive baths)
- Ample parking with direct access both in front and rear
- Ideally located with close proximity to restaurants, lodging, public transportation, and shopping
- Easy access to I-77 & I-480
- Security system

Sale Price

\$505,000 (\$150.50/SF)



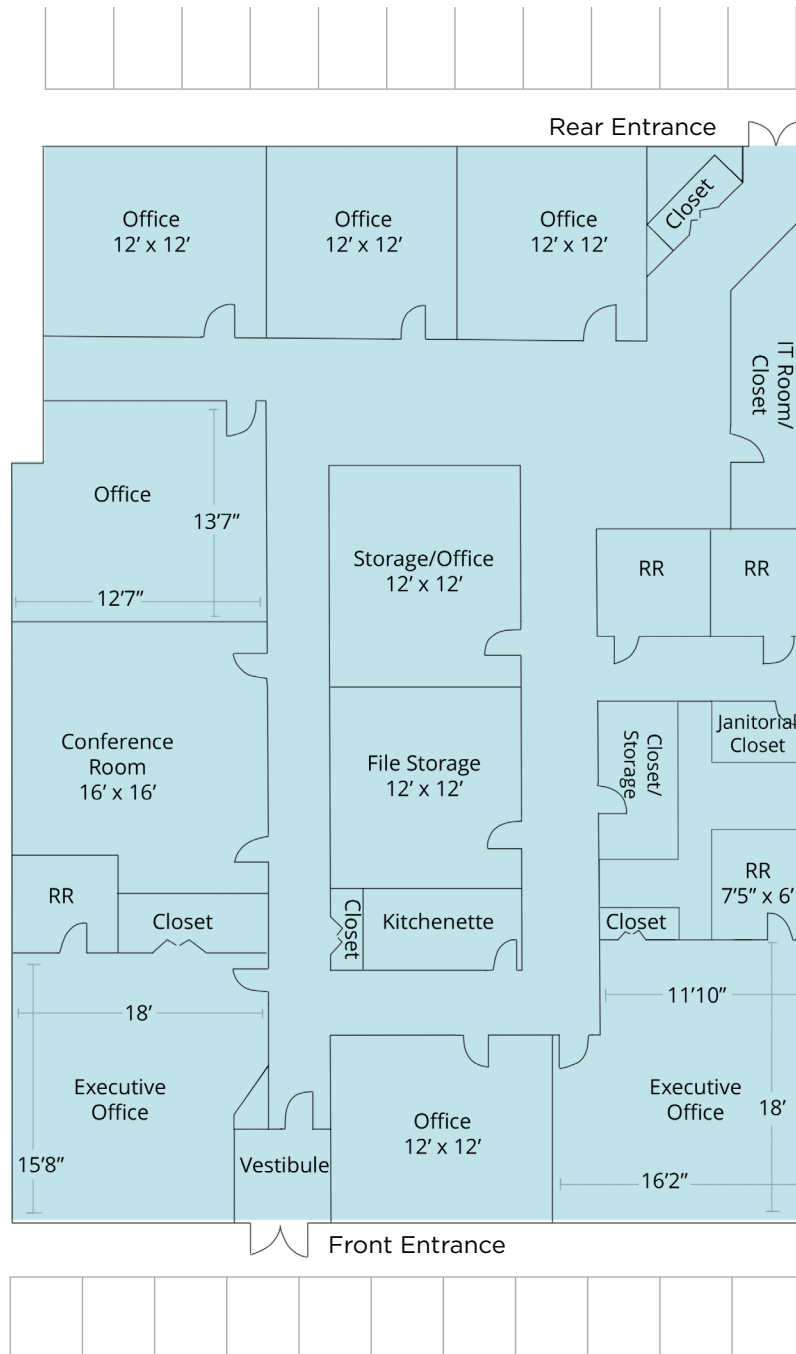
Building Stats

Building Size:	3,358 SF
Parcel #:	445-17-302
Land Size:	0.31 AC
Year Built:	2008
Real Estate Taxes:	\$9,359.92

Construction:	Masonry
Parking:	Abundant (Front & Rear)
Primary Use:	Office
Condition:	Above Standard
Condo Assoc. Fee:	\$2,560/Yr

HVAC:	Forced Air
Visibility:	Rockside Rd Frontage
Lighting:	Fluorescent
Roof:	Composition
Entrances:	Two (2) Front & Rear

OFFICE LAYOUT



NEIGHBORHOOD OVERVIEW

Rockside Road in Parma, Ohio, is a thriving area that offers a seamless blend of suburban charm and urban accessibility. Positioned near major highways like I-77 and I-480, it provides excellent connectivity to Cleveland and surrounding suburbs, making it an attractive location for commuters. The neighborhood boasts a mix of housing options, including single-family homes, townhouses, and apartments, appealing to residents at various stages of life. Rockside Road is also a growing commercial hub, featuring a variety of restaurants, retail shops, and professional offices, ensuring easy access to daily conveniences. Nearby recreational spots like West Creek Reservation offer hiking trails, picnic areas, and green spaces, while other attractions like Ridgewood Golf Course provide additional leisure opportunities. Known for its safety, community-focused atmosphere, and accessible transportation options, Rockside Road combines convenience, comfort, and opportunity in one desirable location.

DEMOS WITHIN 5 MILE RADIUS

Population
240,991

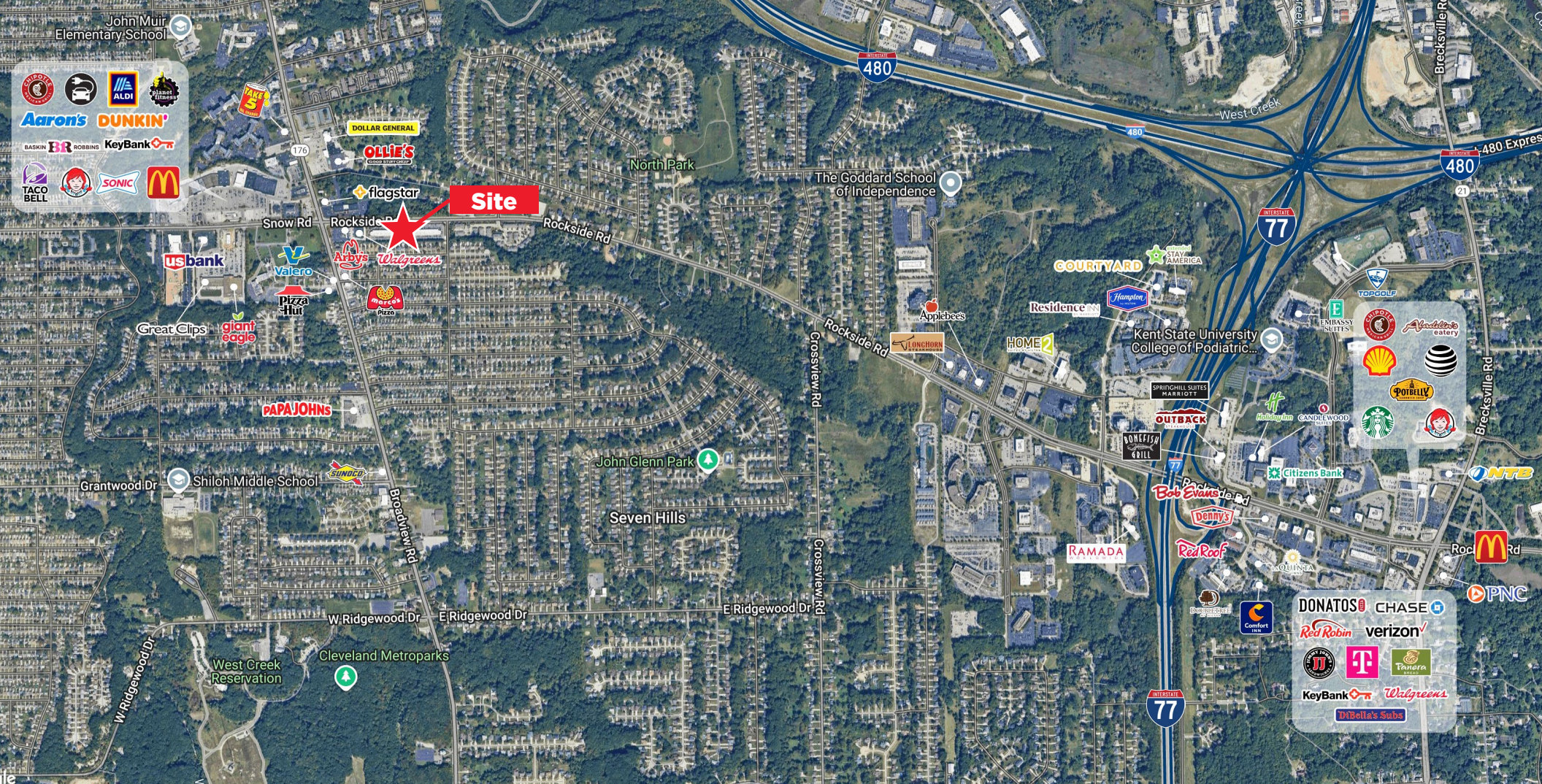
Households
104,581

Median Age
40.3

Avg HH Income
\$79,666

Businesses
8,680

Employees
121,814



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