

THE R.D. WELKER MACHINE CO.

FOR SALE

718 E. 163rd Street

Cleveland, OH 44110

718 E. 163RD STREET

DiFranco Commercial Real Estate is excited to bring to the market this well-constructed 4,640sf Industrial building located on .158 Acres; great for those looking for an affordable well priced asset.

HIGHLIGHTS:

Price : ~~\$165,000~~ **\$139,000**

Land: .158 Acreage (50' X 138')

Size: 4,640 SF

Parcel: 116-14-025

- PROPERTY NEEDS WORK BUT HAS A TON OF VALUE FOR THE RIGHT INVESTOR

- Former machine shop in a great location for multitude of uses.

- Well-constructed brick building.

- Priced well below replacement value at \$29.96/sf

- One overhead door

- 12 ' - 13' ceiling heights

BUILDING NOTES:

- Many roof repairs and improvements over past 5 years
- 3- phase power
- Dock Leveller
- 2 bathrooms and an office
- 3 ton crane and 1 ton crane
- Reznor heater

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
24' Population	96,271	240,176	590,825
Average HH Inc.	\$49,734	\$61,034	\$70,175
2024 Households	44,856	108,545	266,946

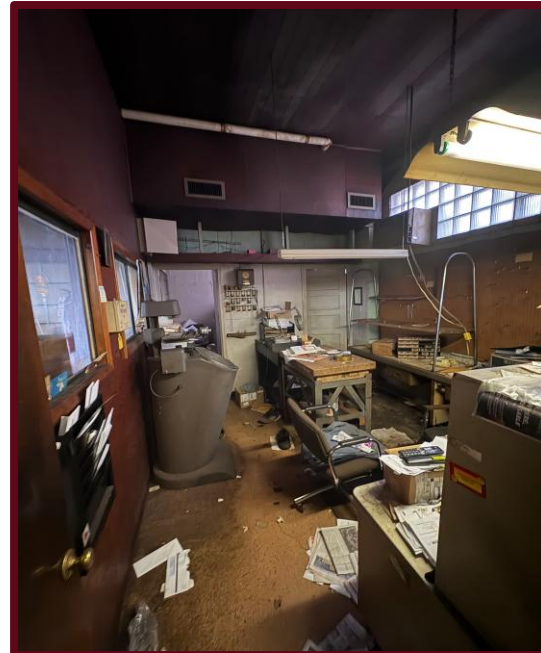
AERIAL PHOTO



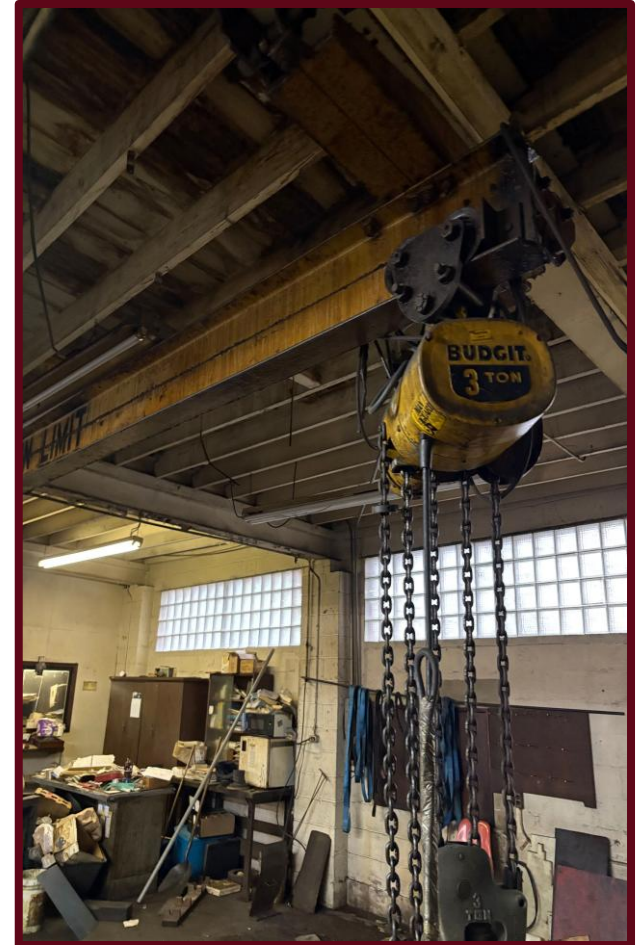
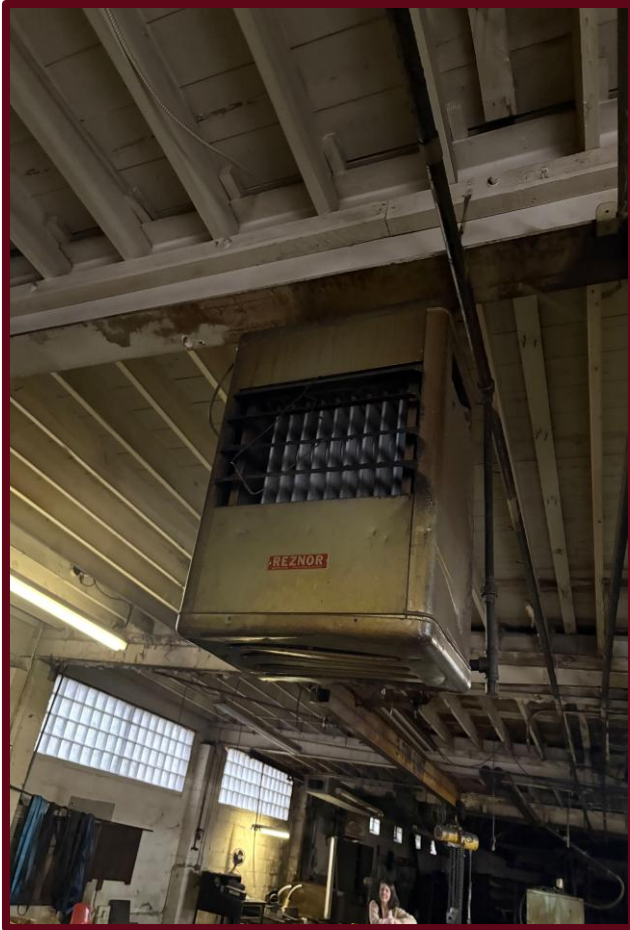
EXTERIOR PHOTOS



INTERIOR PHOTOS



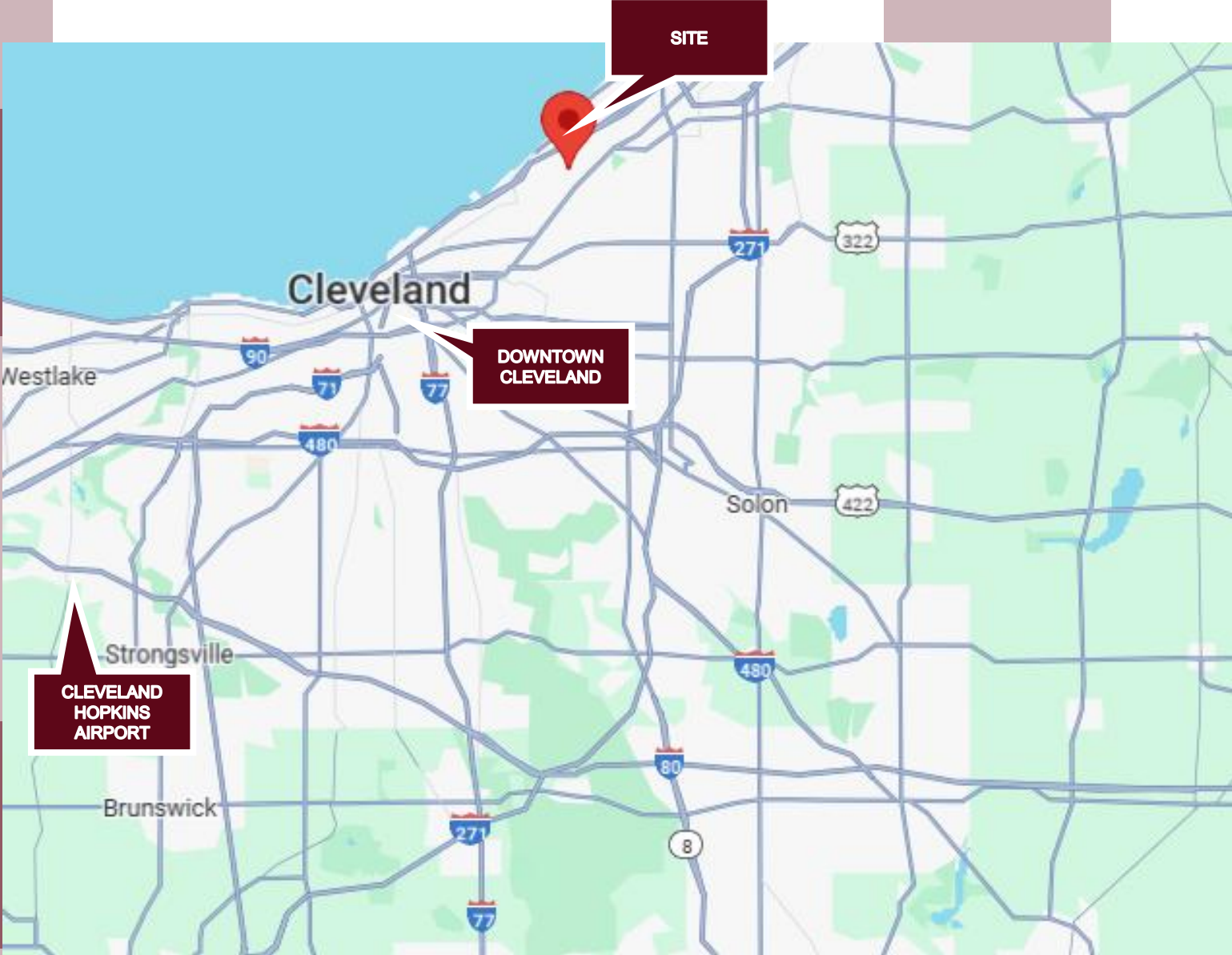
INTERIOR PHOTOS



INTERIOR PHOTOS



LOCATION MAPPING



FOR MORE INFO

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