

Value-Add Owner-User Opportunity with in Place Cash-Flow

For Sale | 23360 Michelle Drive, Bedford Heights, Ohio 44146





PROPERTY HIGHLIGHTS

- Excellent location for a quasi-retail use: close to industrial, residential, and commercial pockets
- Easy access to I-480 and I-271
- Approximately 4,200 SF available for use
- \$96,000 Year 1 Net Operating Income
- Excellent opportunity for partial owner-user with existing cash flow on a long-term lease
- High-credit tenant in place
- Zoned B1 - Local Retail which allows for a large variety of uses

ASKING PRICE

\$1,500,000

DEMOGRAPHICS (5 MILE)

Population	Businesses	Median Age	Average HH Income
169,015	9,687	40.8	\$108,751

Building Specifications

Total Building Size: 9,802 SF

Land Size: 1.48 AC

Year Built/Reno: 2023

Construction: Masonry

Clear Height: 17'4"-18'9"

Drive-in Doors: One (1) 8'x8'
One (1) 12'x8'

Lighting: LED & Fluorescent

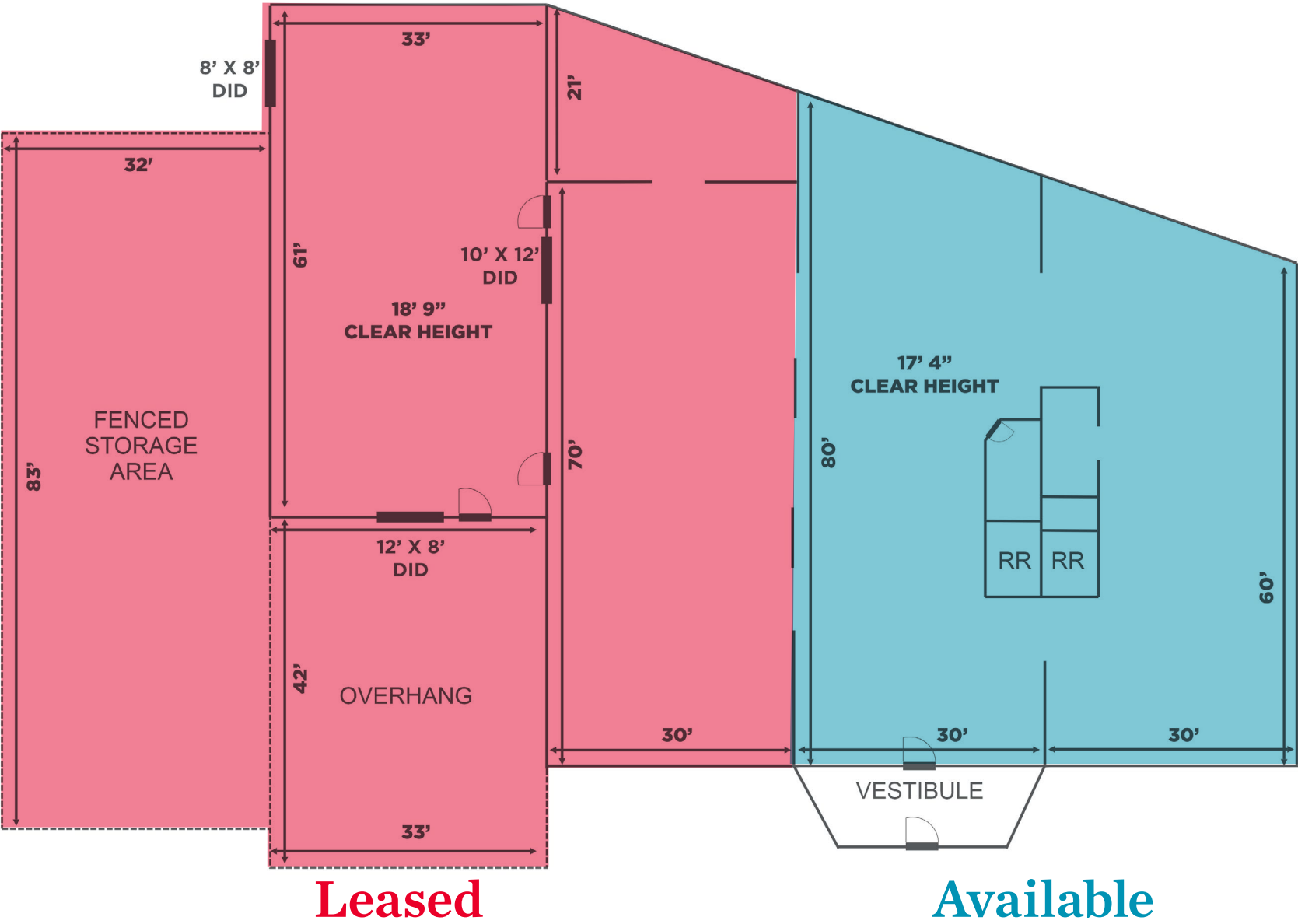
Heat: A/C

A/C: 100%

Power: 400A

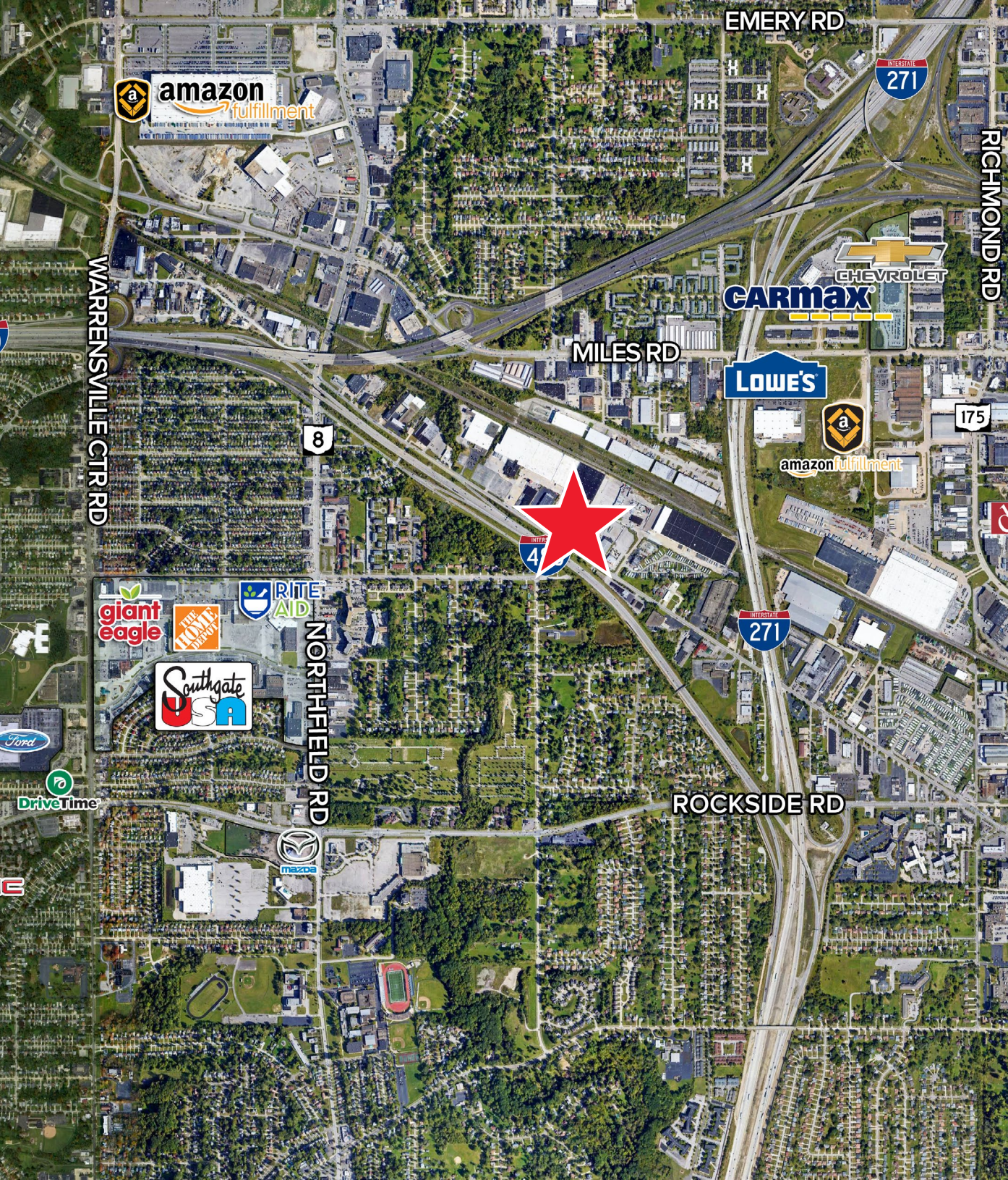
Zoning: B-1

Floor Plan



Parcel Map





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