

For Sale or Lease

LAKEFRONT PROPERTY
LIVE/WORK | OFFICE | MEDICAL

4259

E. Lake Rd
Sheffield Lake, OH 44054



**CLICK TO VIEW
VIRTUAL TOUR**

CONTACT US

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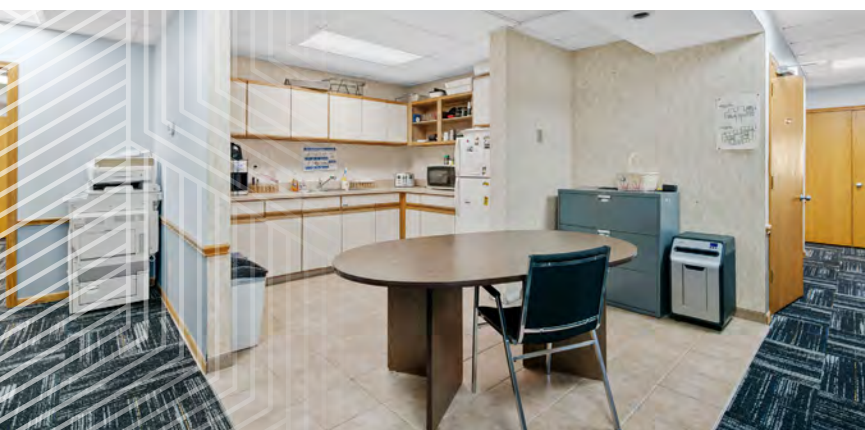
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PROPERTY HIGHLIGHTS

- ▶ Building Area: 4,850 SF
- ▶ Land Area: 0.87 Acres
- ▶ Year Built: 1990 / 2015 (Renovated)
- ▶ 16 private offices
- ▶ 2 conference rooms
- ▶ Kitchenette / break area
- ▶ 2 stairwells
- ▶ Attic storage space
- ▶ Furniture (negotiable)
- ▶ PPN: 0300040101001
- ▶ Zoning: Business District (B-1)
 - ▶ [Zoning Map](#)
 - ▶ [Zoning Ordinances](#)
- ▶ Permitted Uses:
 - ▶ Office
 - ▶ Medical (former medical building that can easily be converted back)
 - ▶ Residential: Single, Multi-Family, “Live-Work”, and Short-Term Rental*
*Specific Standards may apply
- ▶ Conditional Uses:
 - ▶ Active Recreational Facilities, Educational Institutions, Park, Places of Worship, Public Utility Buildings & Facilities, Residential Community Centers, Bed & Breakfast



Asking Price: \$975,000
Lease Rate: Contact Broker

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PROPERTY FEATURES

- ▶ Lake front property with breathtaking views and lake access
- ▶ Paved lot with 25+ parking spaces
- ▶ Within walking distance to local retail including Apples Market, Shoreway Shopping Center, and Subway
- ▶ Lorain County is positioned to outpace Ohio and US in population growth % and GDP growth % by 2030



RECENT UPGRADES



OFFICE BUILD-OUT WITH OAK TRIMMING THROUGHOUT (2015)



ALARM SYSTEM UPGRADED, TIED TO DISPATCH (2020)



\$100,000 NATURAL RETENTION WALL INSTALLED (2021)



NEW WINDOWS (2021)



NEW CARPETING IN MAJORITY OF OFFICE, ADDITIONAL CARPET TILES AVAILABLE (2022)

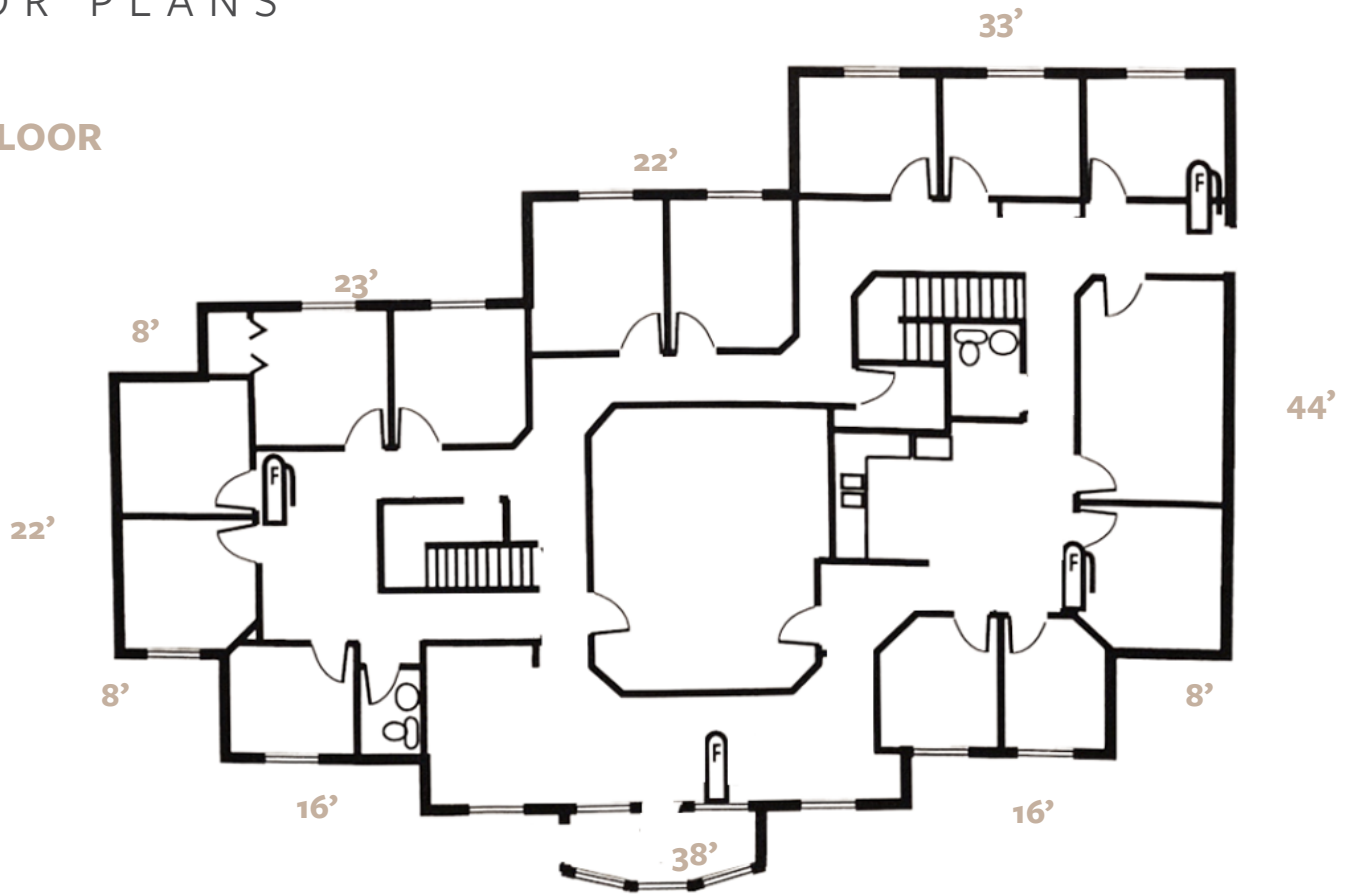
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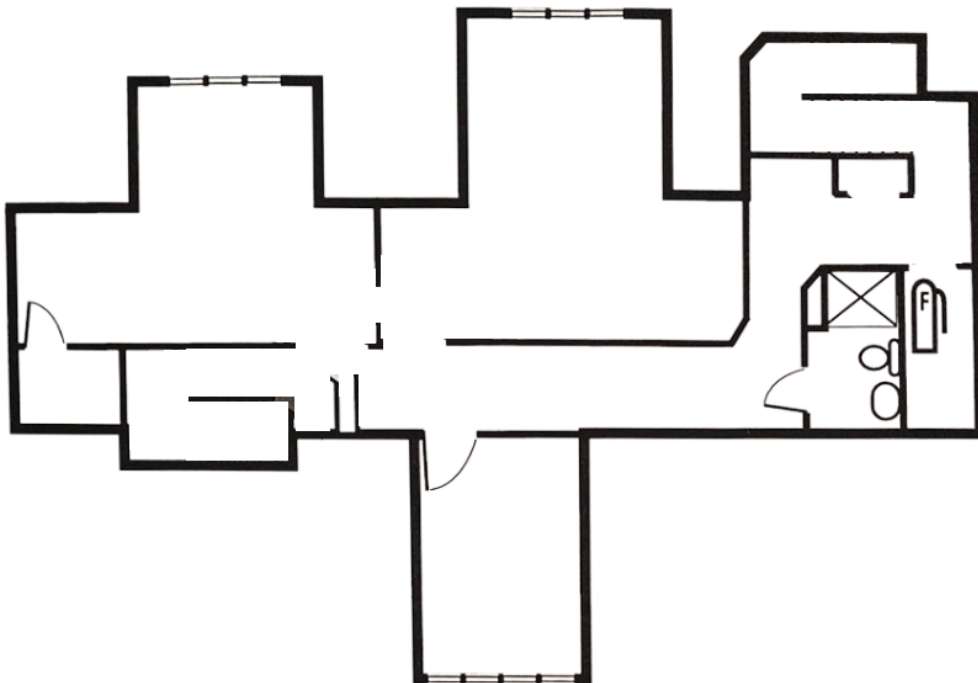
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FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



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TRADE AREA



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SHEFFIELD LAKE
COMMUNITY CENTER

DOLLAR GENERAL

SHEFFIELD LAKE
PUBLIC BOAT RAMP

RISKO'S
GRILL

The
Cardinal
Scoop

8,850 VPD

WESTSHORE
PARK

LIBRARY

Speedway

LAKE VIEW
CAR WASH

SUBWAY

DOCK'S
TAYERS

VFW

NORTH
COAST
DESIGN + BUILD

Kids Academy
of Sheffield Lake

SHEFFIELD LAKE
POLICE & FIRE
DEPARTMENT

- SHOREWAY SHOPPING CENTER
- ▶ Carbie Soul Cafe
 - ▶ Hello Kitty Child Care
 - ▶ Goodwill
 - ▶ Biggby Coffee
 - ▶ Dollar Tree
 - ▶ Little Ceasers
 - ▶ Mona Lisa Spa + Salon

IVANHOE AVE

apples

FERNDALE AVE

FORESTLAWN
ELEMENTARY
SCHOOL

FERNDALE
PARK

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