

**FOR LEASE
OR SALE**

20,632 SF Industrial / Retail Space

46400 Telegraph Road, Amherst, OH 44001

PRICE REDUCED: \$449,900



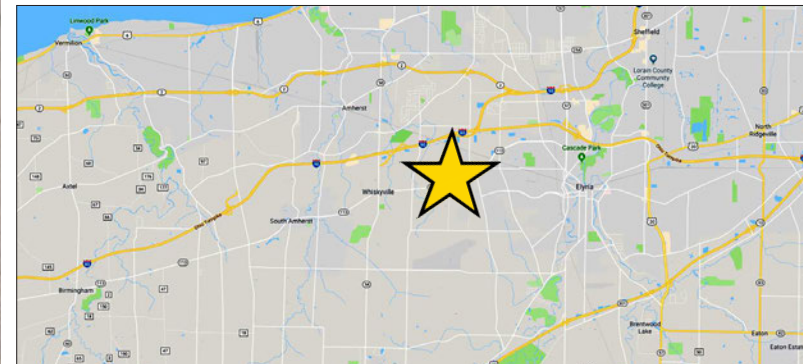
PROPERTY OVERVIEW

- 20,632 SF Freestanding Building on 1.84 Acres
- 18,000 SF Warehouse and 2,632 SF Retail Space
- Income-Producing Retail Tenants in place
- Great Visibility with 104' Frontage on Telegraph Road
- 100 Surface Parking Spaces
- Ceiling Height 14'
- Easy access to State Route 58 & I-90 / I-80 (OH Turnpike)

Offered for Sale at: was: \$595,000

NOW \$449,900

Lease Rate: Negotiable



[View in Google Maps](#)



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Hiedi Winston

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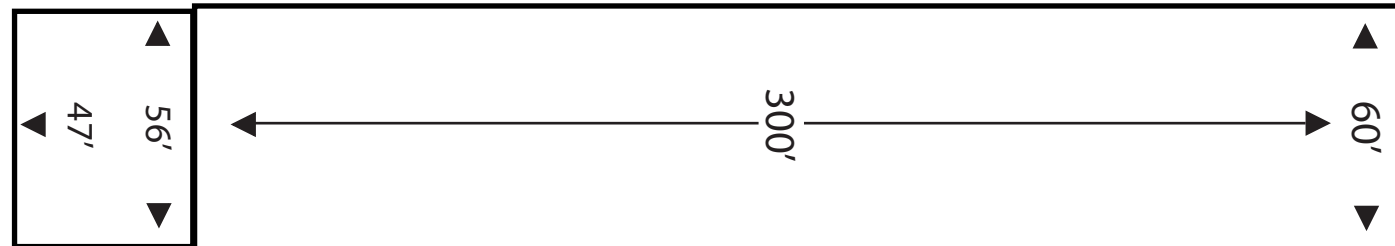
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**46400
Telegraph
Road**



2,632 SF
Leased
Retail Space



18,000 SF
Warehouse



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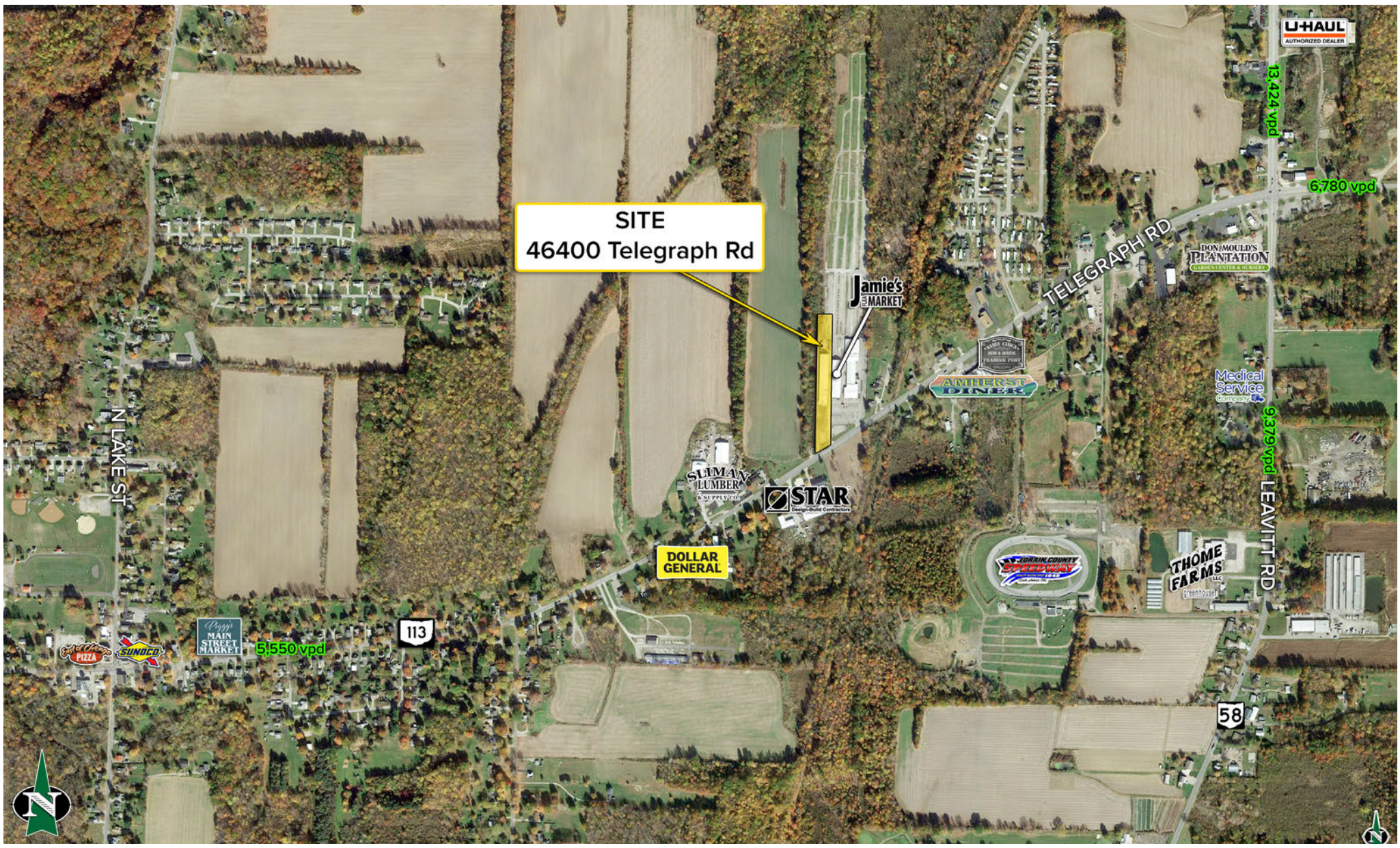
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HANNA
COMMERCIAL REAL ESTATE

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