



NICKLOS & COMPANY INC.
COMMERCIAL REAL ESTATE SERVICES

Building for Sale



- Location:** 7806 Lorain Avenue, Cleveland, Ohio 44102
- Size:** 7,665sf Total Approximately
4,235sf First Floor (35' X 121')
3,430sf Second Floor (35' X 98')
- Ceilings:** Approximately 12'
- Taxes:** \$6,334.60 / Year
- Land:** 0.11ac 35' X 131'
- Access:** Front Door and Rear Overhead Drive in Garage Door (off Colgate Court)
- Utilities:** Gas, Electric, Water/Sewer
- Construction:** Concrete Block and Brick, Wood & Glass Front
- List Price:** \$350,000
- Contact:** **Ronald L. Nicklos**
Nicklos & Company
Cell 216-272-9251

The information submitted is not guaranteed. Although from reliable sources, it is subject to errors, omission, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the condition or compliance of the property with zoning, safety, environmental or other laws or regulations of such matters.