CUSHMAN & WAKEFIELD | CRESCO Real Estate

ALLERGY & IMMUNOLOGY HEALTH SERVICES
John A. Panuto M.D.
440-329-7760
252 E. Broad St.

FOR SALE OR LEASE

FREESTANDING OFFICE BUILDING

252 E. BROAD STREET, ELYRIA, OHIO 44035

Highlights

- Excellent opportunity for an owner/user to have a freestanding location

- Turn key space for local or expanding medical users

- Recent updates throughout the building

- Close proximity to University Hospital - Elyria Medical Center

- Significant parking (35+) spots

- Easy access to I-80 (Ohio Turnpike), State Route 57, & State Route 20

Availability

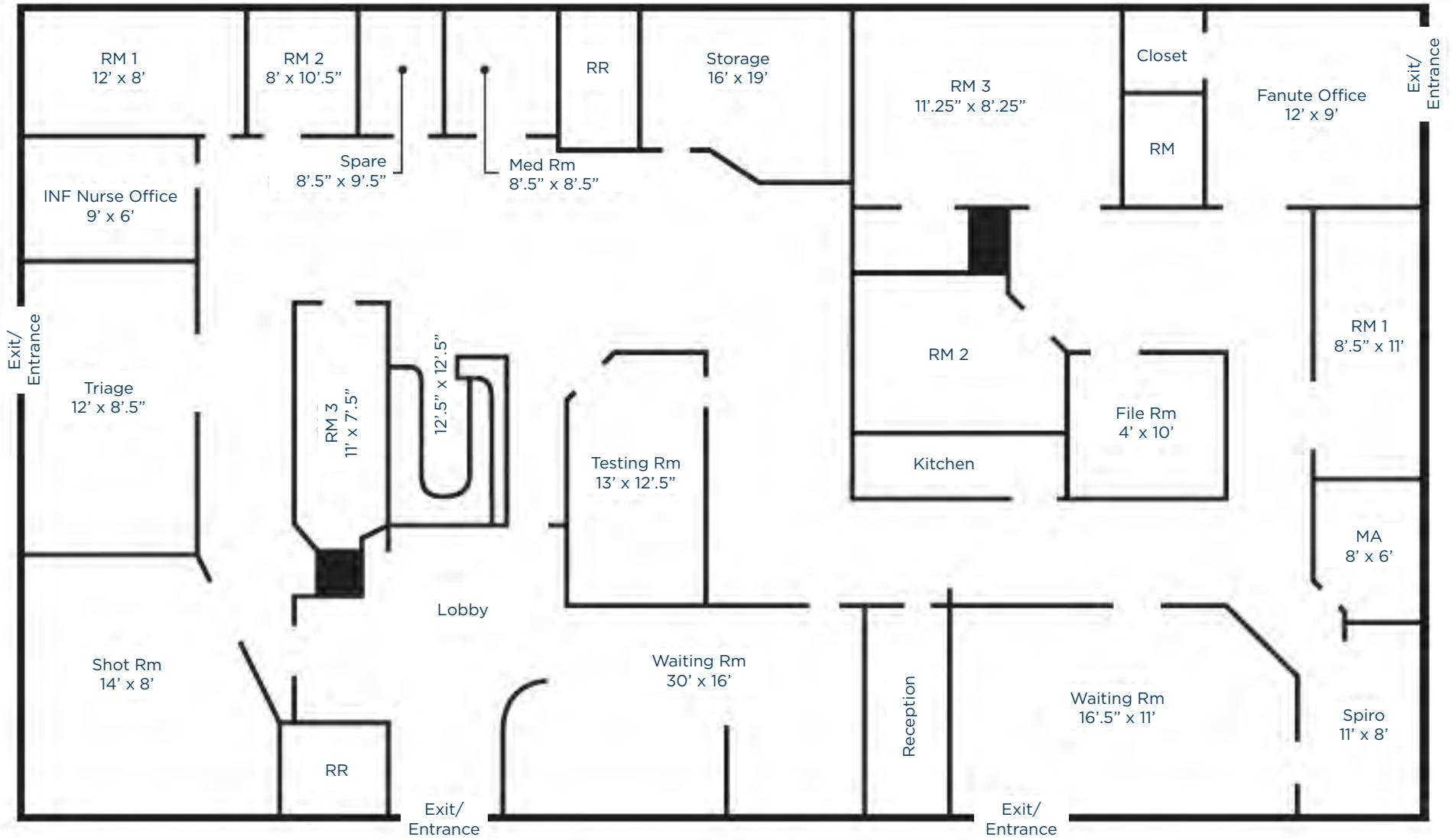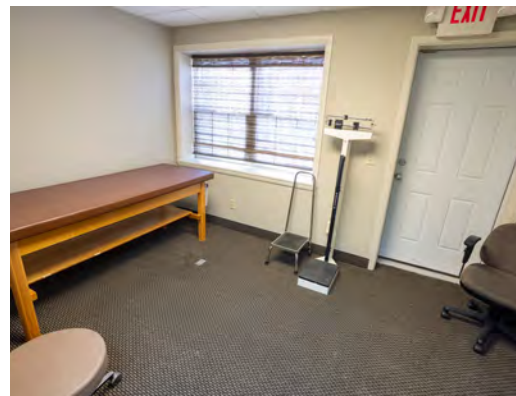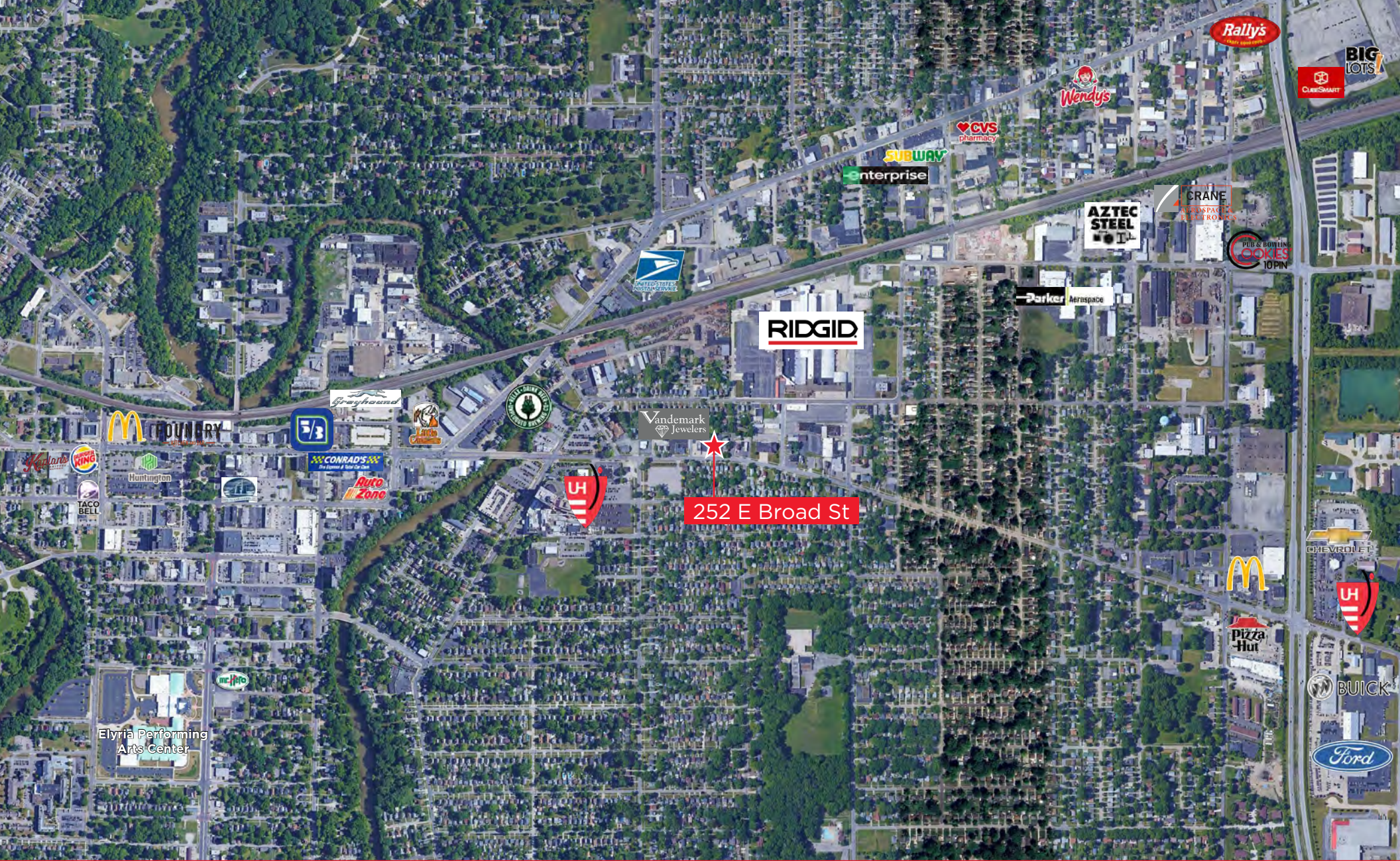|	
BUILDING SIZE:	3,760 SF
LAND SIZE:	0.56 AC
FLOORS:	One (1)
PARCEL #:	06-25-077-104-012, 06-25-077-104-003, 06-25-077-104-011,06-25-077-104-009, 06-25-077-104-006
PARKING:	35+ Surface Spaces
LEASE RATE:	$14.00/SF Gross
SALE PRICE:	$450,000

Williams St

Sumner St

E Broad St | 5,157 VPD

Floor Plan 3,760 SF

RM 1
12' x 8'

RM 2
8' x 10'.5"

RR

Storage
16' x 19'

Closet

RM 3
11'.25" x 8'.25"

RM

Fanute Office
12' x 9'

Exit/Entrance

Spare
8'.5" x 9'.5"

Med Rm
8'.5" x 8'.5"

INF Nurse Office
9' x 6'

Exit/Entrance

Triage
12' x 8'.5"

RM 3
11' x 7'.5"

12'.5" x 12'.5"

Testing Rm
13' x 12'.5"

RM 2

RM 1
8'.5" x 11'

File Rm
4' x 10'

Kitchen

MA
8' x 6'

Lobby

Shot Rm
14' x 8'

Waiting Rm
30' x 16'

Reception

Waiting Rm
16'.5" x 11'

Spiro
11' x 8'

RR

Exit/Entrance

Exit/Entrance

Parking Lot

252 E Broad St

96,461	**41**	**41,468**	**$87,261**	**2,812**
Population	Median Age	Households	Household Income	Businesses
(2023 | 5 Mile)	(2023 | 5 Mile)	(2023 | 5 Mile)	(2023 | 5 Mile)	(2023 | 5 Mile)

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