



**Roger L Nair**  
Cell: 330-350-0016  
rnairair@aol.com  
Keller Williams Elevate

## 8050 Corporate Cir #5, North Royalton, OH 44133

MLS#: **5049387**

Status: **Active**

Recent: **06/26/2024 : New Listing**

Prop Type: **Commercial Lease**

Sub Type: **Office**

List Price: **\$1,200.00**

DOM/CDOM: **1/1**



List Dt Rec: **06/26/2024**

Lot #:

Unit: **5**

County: **Cuyahoga**

List Date: **06/26/2024**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Exp Dt: **12/26/2024**

Parcel ID: **TX 482-01-305**

Twp: **North Royalton**

Subdiv:

School Dist: **North Royalton CSD - 1821**

**1995**

Yr Built:

SqFt Total:

\$/SqFt:

Map:

Directions: **Off Sprague Road (East Of York)**

### Legal/Taxes

Taxes: **TBD**

Tax Year:

Assessment:

Annual RE Tax:

Zoning:

### General Information

Office SqFt: **1,500**

Lot Size (acre): **0.13**

DriveIn Door Max Hgt:

Residential SqFt:

Lot Size Source: **Realist**

Warehouse SqFt:

Lot Size Front: **18**

Drive In Door Min Hgt:

Retail SqFt:

Lot Size Depth: **98**

# Dock Doors:

SqFt Min: **1,500**

Lot Size Dim:

Dock Door Max Hgt:

SqFt Max: **1,500**

Stories Abv Gd: **Other**

Dock Door Min Hgt:

# Parking:

Cost: **Other**

Ceiling Height:

### Leased Information

Land Lease: **No**

Lease Amount:

### Features

Heating: **Forced Air**

Cooling:

Water: **Public**

Sewer: **Public**

Parking: **Paved**

Prop Cond: **Actual YBT**

Addl SubType: **Office**

Current Use: **Office**

Remarks:

**Prime business office space in a business park with many long-term tenants. This was the owners original unit that he grew his business from. Lower level, private kitchen, private two entrances and exits. Conference room and multi offices. Super low rate on rent, water is included.**

### Agent/Broker Info

List Agent: **Roger L Nair (2011001849)**

List Office: **Keller Williams Elevate (2717)**

Contact #: **330-350-0016**

Office Phone: **440-572-1200**

LA Email: **rnairair@aol.com**

Office Fax: **440-572-1201**

LA License #: **OH SAL.2011001849**

Brokerage Lic:

Co List Agt: **Stacy N Nugent (2015003217)**

Co List Off: **Keller Williams Elevate (2717)**

Co License #: **OH SAL.2015003217**

Brokerage Lic:

Contact #: **216-299-5092**

Co LA Email: **stacynuge@gmail.com**

Attrib Cnt: **rnairair@aol.com 330-350-0016**

Waived Agt: **No**

### Showing

Showing Contact:

Type: **Listing Agent**

Showing Rqmts: **Call Listing Agent**

Show Address to Client: **Yes**

### Distribution

Internet Listing Y/N: **Yes**

Internet Address Y/N: **Yes**

Internet Consumer Comm Y/N: **No**

### Listing/Contract Info

Owner Name:

Owner Phone:

Owner Agent: **No** Warranty:

Listing Agreement: **Exclusive Right To Lease**

Expiration Date: **12/26/2024**

Listing Service: **Full Service**

Listing Contract Date: **06/26/2024**

Purchase Contract Date:

Possession: **Negotiable (Possession)**

Orig List Price: **\$1,200**

Special Listing Conditions: **Standard**

Buyer Agency Comp: **3 %**

Other Comp: **None**

Comp Explain: **3% of total lease term**  
Online Bidding: **No**

Prepared By: Roger L. Nair

Information is Believed To Be Accurate But Not Guaranteed  
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

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MLS: 5049387

[8050 Corporate Cir #5, North Royalton, OH 44133](http://8050CorporateCir5NorthRoyaltonOH44133)

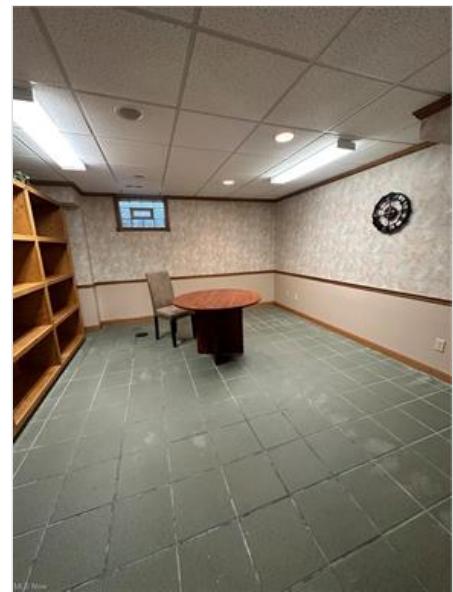
**Office** SqFt: **0** Bsmt: **0** Yr: **1995** Acres: **0.13** \$**1,200**



View of front of home



Kitchen with sink, built in desk, light tile floors, and a drop ceiling



Other



Other



Unfurnished office with tile floors and a paneled ceiling



Bathroom with vanity, toilet, and a drop ceiling



View of front of property

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