

Office | For Sale

**CBRE**

# 3,120 SF Office Building with New Roof

503 Abbe Road S.  
Elyria, Ohio 44035

Conveniently Located Near Highway-57 For Easy Access



## 3,120 SF Office Building with New Roof

503 Abbe Road S. | Elyria, Ohio 44035

For Sale

### Property Overview

Discover this well-maintained property featuring a new roof—an ideal opportunity for diverse businesses such as financial services, insurance, law firms, counseling services, and marketing or sales offices.

- + **PPN:** 0625012106008 (Lorain County)
- + **Zoning:** LI – Light Industrial District
- + **Building Size:** 3,120 SF | 1-story
- + **Land Size:** 0.80 Acres
- + **Year Built:** 1995
- + **Layout:** 10 Offices, 1 Conference Room, 1 Stock Room
- + **Parking:** 20 Spaces
- + **Great Access & Location:** Less than half a mile to Highway 57
  - 4 miles/10 minutes to I-80 (Ohio Turnpike)
  - 25 minutes away from the Cleveland Hopkins International Airport
- + **Close Proximity** to UH Elyria Medical Center (1.2 miles)
- + **Join Area Neighbors:** Elyria Vision Center, Ohio Metallurgical Services, Firestone, and Lorain County Port Authority

# \$299,000

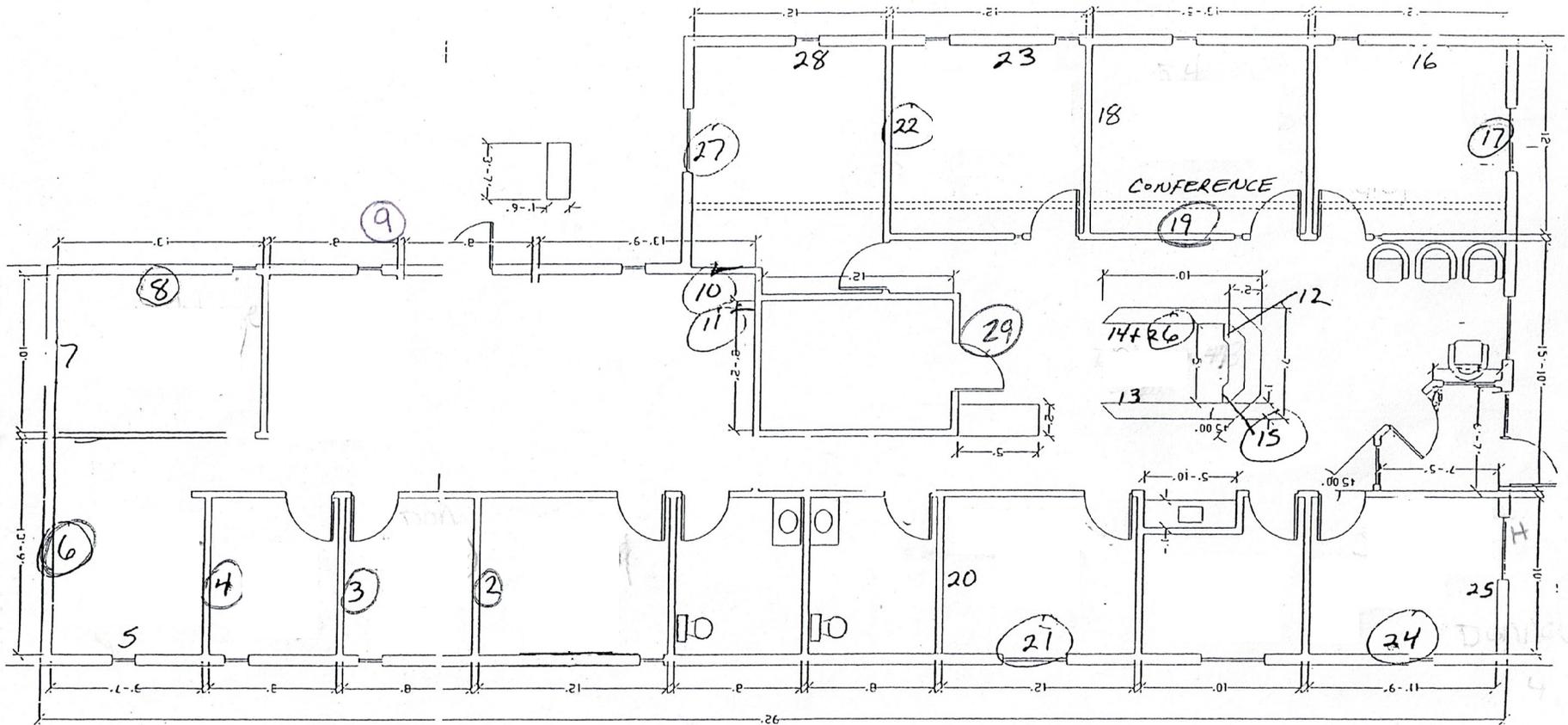
Asking Price



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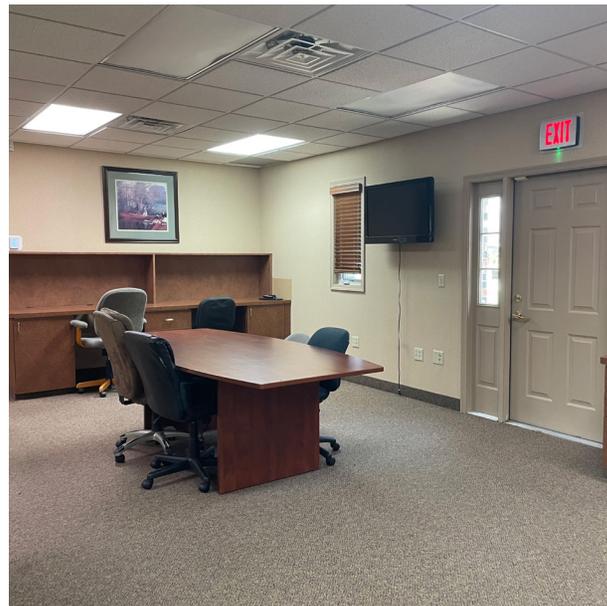
# Floor Plan



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## Property Photos



## 3,120 SF Office Building with New Roof

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## Quick Area Demographics

5 MILE RADIUS



103,792

2024 POPULATION



44,001

2024 HOUSEHOLDS



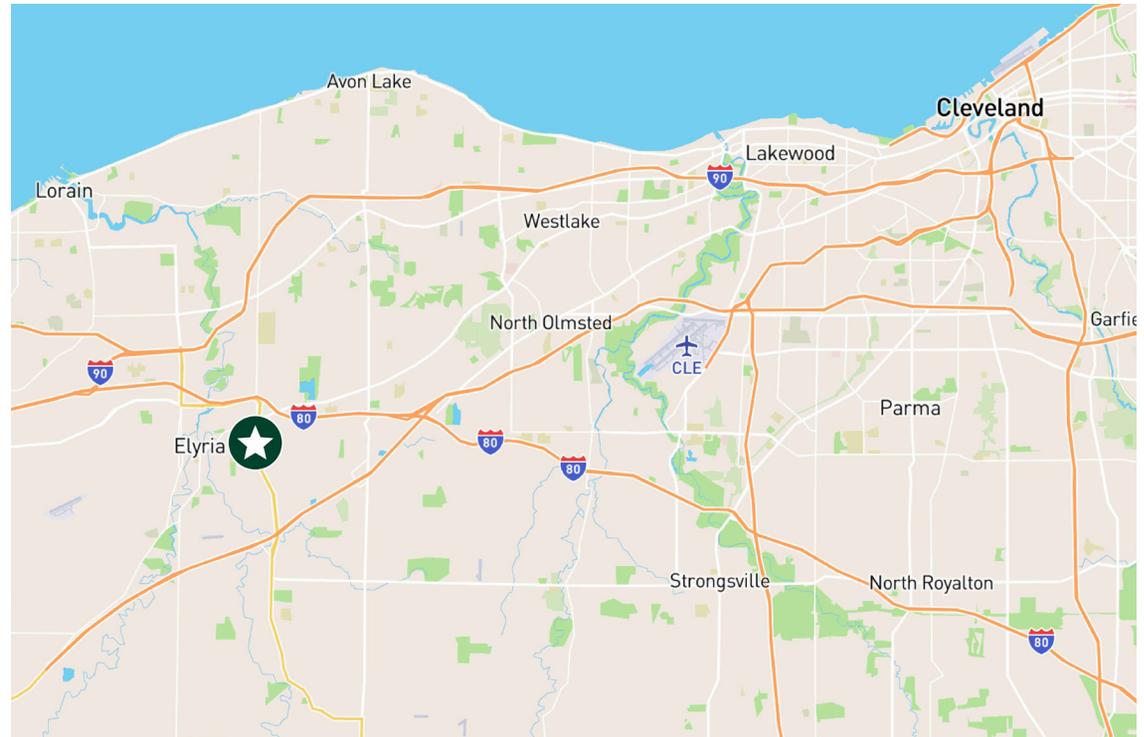
\$87,619

2024 AVERAGE  
HOUSEHOLD INCOME



101,139

DAYTIME POPULATION



## Contact Us

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