IRONGATE COMMERCIAL

RETAIL/OFFICE & WAREHOUSE SPACE ALL IN ONE



FOR SALE SOO ALTA AVENUE ENGLEWOOD, OH 45322

Property Highlights

- 2,976 SF BUILDING IN GREAT CONDITION
- OFFERS 1,023 SF OF OFFICE & KITCHEN + 1,953 SF OF WAREHOUSE
- A/C IN THE OFFICE AND KITCHEN AREA
- RADIANT HEAT IN THE FLOOR FOR THE BUILDING
- NEW ROOF (1.5 YEARS)
- FRESH PAINT INSIDE & OUT
- CURRENTLY HAS 3 LARGE ENTRANCE DOORS, PLENTY OF SPACE FOR A 4TH
- MANY POSSIBLE USES FOR THE BUILDING! CURRENTLY USED BY A PLUMBING COMPANY
- CAN ACCOMMODATE TWO TENANTS FOR INVESTMENT PURPOSES
- EXCELLENT LOCATION WITH EASY ACCESS TO ALL THINGS ENGLEWOOD

Offered For Sale at: \$340,000

MIKE PALMER | 937.416.9342 MIKE.PALMER@IRONGATEREALTORS.COM

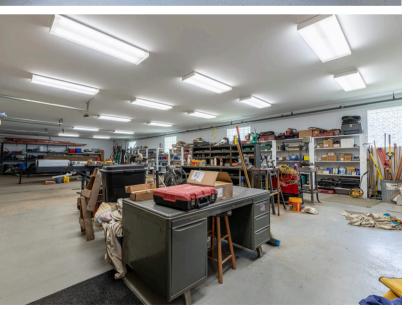
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500 ALTA AVENUE FOR ENGLEWOOD, OH 45322 SALE

2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	19,393	66,878	269,561
HOUSEHOLDS	7,848	27,895	112,083
HH INCOME	\$81,878	\$74,295	\$65,064

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.

