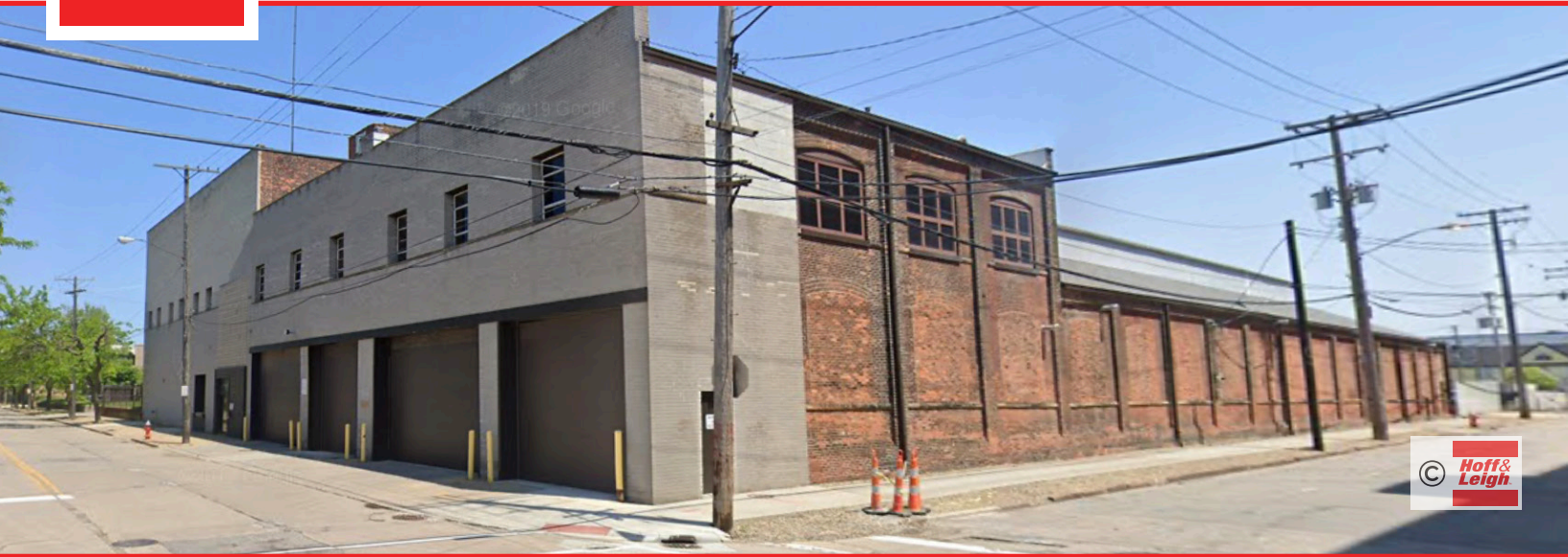


Class A Tenant Investment Opportunity

4900 LAKESIDE AVENUE E, CLEVELAND, OH 44114



Overview

Excellent investment with high credit tenant, First Energy, with 4.5 years remaining on their current lease. FE uses the space for storage, utilizing the 3 internal docks and multiples drive-in door.

Highlights

- Long-term Tenant
- 4.5 Years Remaining
- New Roof
- Multiple Drive-in Doors
- Good Column Spacing and 15' - 20' Clear Height
- Fully Sprinkled
- Beautiful Upgraded Exterior
- Street Parking

Investment Highlights

Operating Expenses	Annual
Utilities: (water/sewer only)	\$800
Taxes:	\$24,018.50
Insurance	\$15,000
Maintenance/Repairs	\$3,500
Total Expense	\$43,318.50
Income	
First Energy	\$168,000
McMillan (Brick Contractor)	\$12,000
Total Income	\$180,000
NOI: \$136,681.50	CAP Rate: 9%

Property Details



Sales Price
\$1,500,000



Lot Size
1.26 Acres



Zoning
General Industrial

Rev: February 19, 2025



Our Network Is Your Edge

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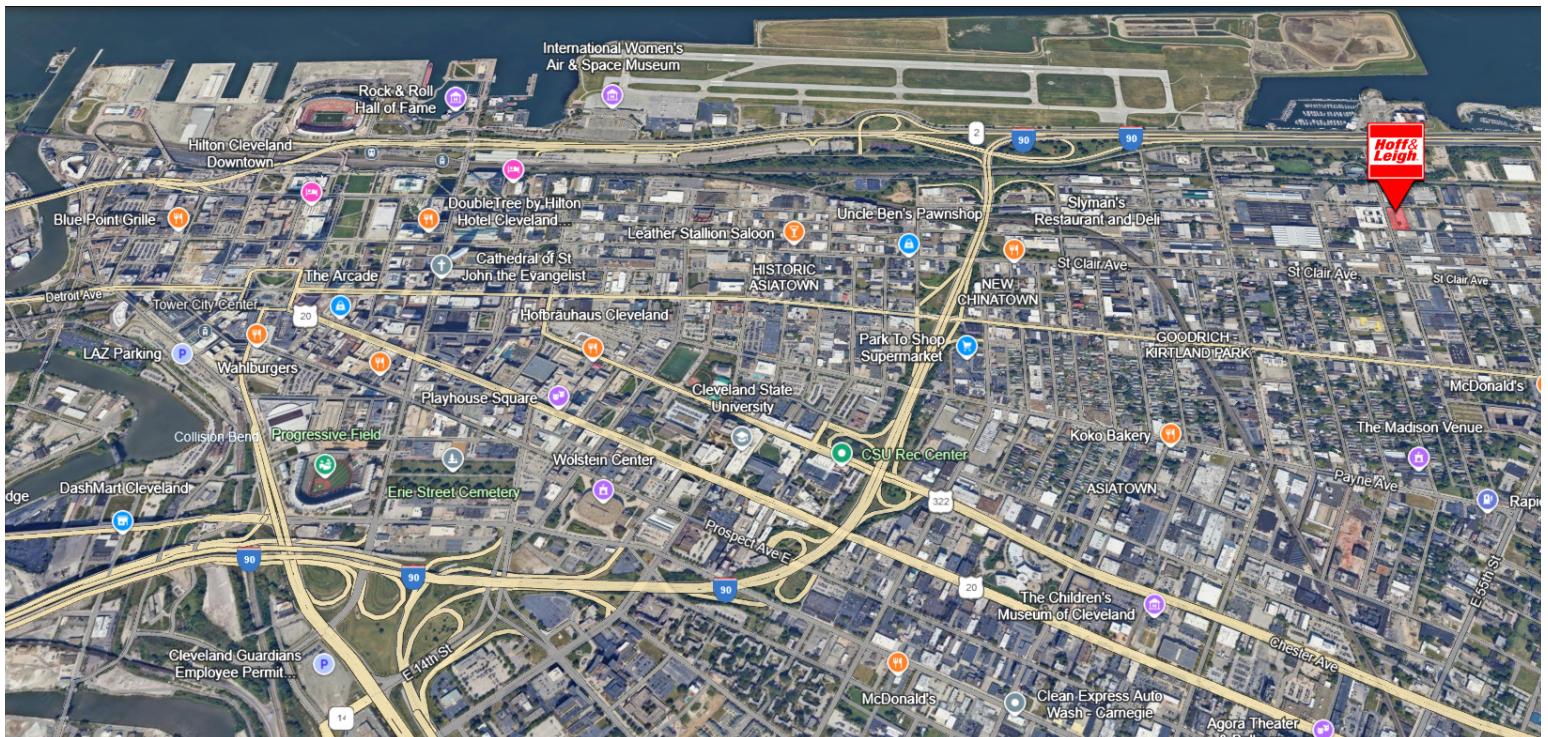
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