



## Parma Office Building

5339 Ridge Rd, Parma, OH 44129



### John Wagner

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# Parma Office Building

\$595,000

Free-standing office building on the corner of Laverne Ave and Ridge Rd. Concrete Parking lot in the rear. 3 levels of rentalable or usable space, 2,210 sqft per floor. Restrooms on each floor. Well-built and well-maintained office property. Easy access to Brookpark Rd and I-480 exits. Great visibility with excellent traffic counts. Potential for owner-user to lease out extra space to small business owners. Flexible layout allows for separate suites. Owner-occupants or investors can take advantage of this great property. Separate utility meters are in place.....

- Corner Location
- Multiple floors
- Solid Masonry construction

For more information visit:

<https://www.loopnet.com/Listing/5339-Ridge-Rd-Parma-OH/39488917/>



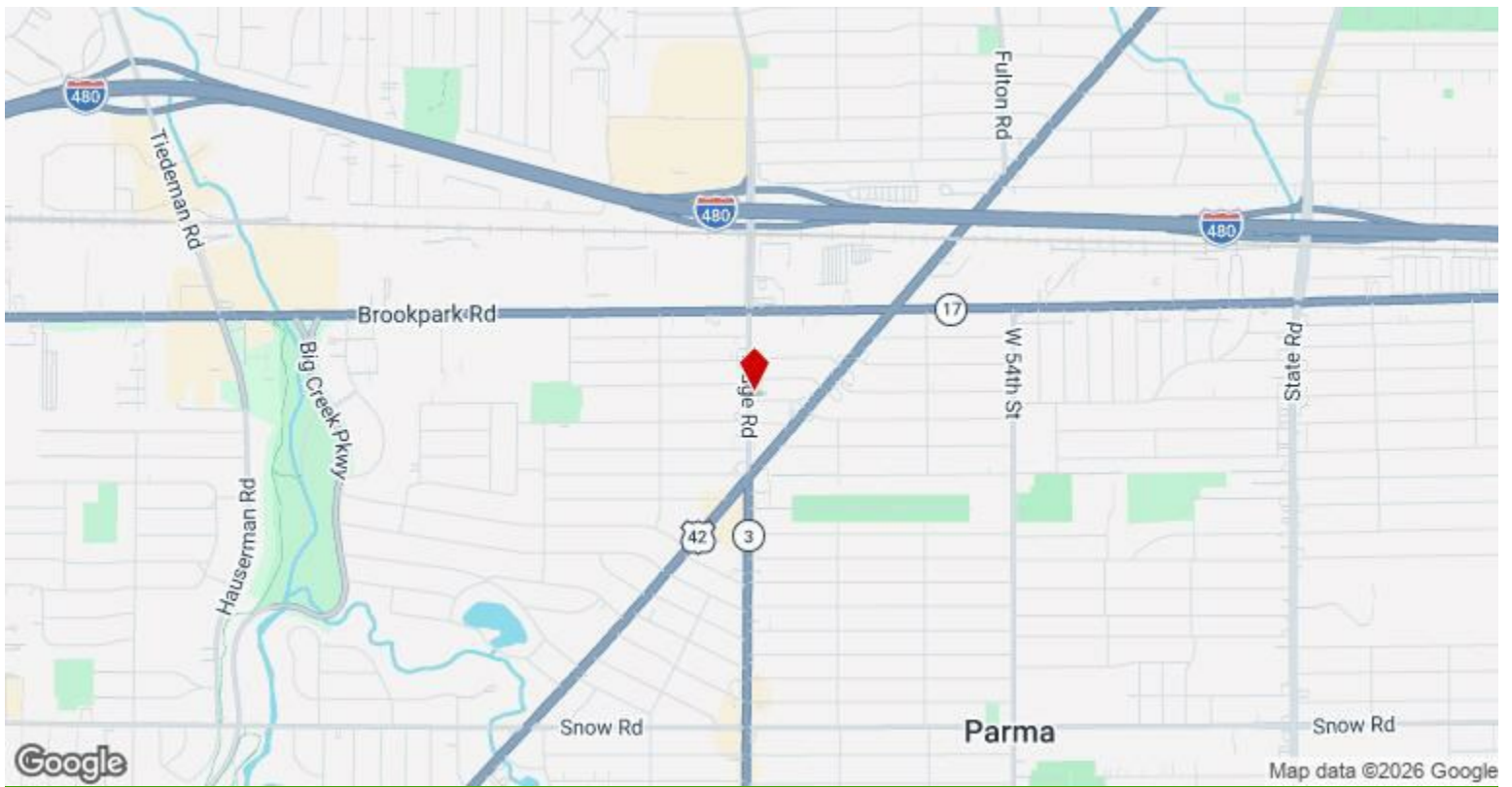
Price:	\$595,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.10 AC
Gross Building Area:	6,630 SF
Rentable Building Area:	6,630 SF
No. Stories:	3
Year Built:	1992
Tenancy:	Multi
Parking Ratio:	1.51/1,000 SF
Zoning Description:	RB
APN / Parcel ID:	443-20-004
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Executive Legal Services LLC	-	
Pivot Staffing	-	



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# Property Photos



front office



2nd flr restroom

# Property Photos



corner office rear



Building Photo

# Property Photos



electric meters



Building Photo

# Property Photos



Building Photo



Building Photo