



FOR SALE

# PLUG & PLAY MEDICAL/OFFICE BUILDING

1162-1170 CLEVELAND AVENUE, AMHERST, OHIO 44001



# 1162-1170 CLEVELAND AVE AMHERST, OHIO 44001

## HIGHLIGHTS

- 12,028 SF formerly used as Fresenius Dialysis Center
- Easy plug and play for medical facility
- Easily converts to a multi-tenant building at 1,500 SF
- Additional parking lot attached to the southeast
- Well maintained building
- Quick access to major highways  
Route 2    0.5 Miles  
I-80      ~2.0 Miles
- Great local amenities with many restaurants and shopping

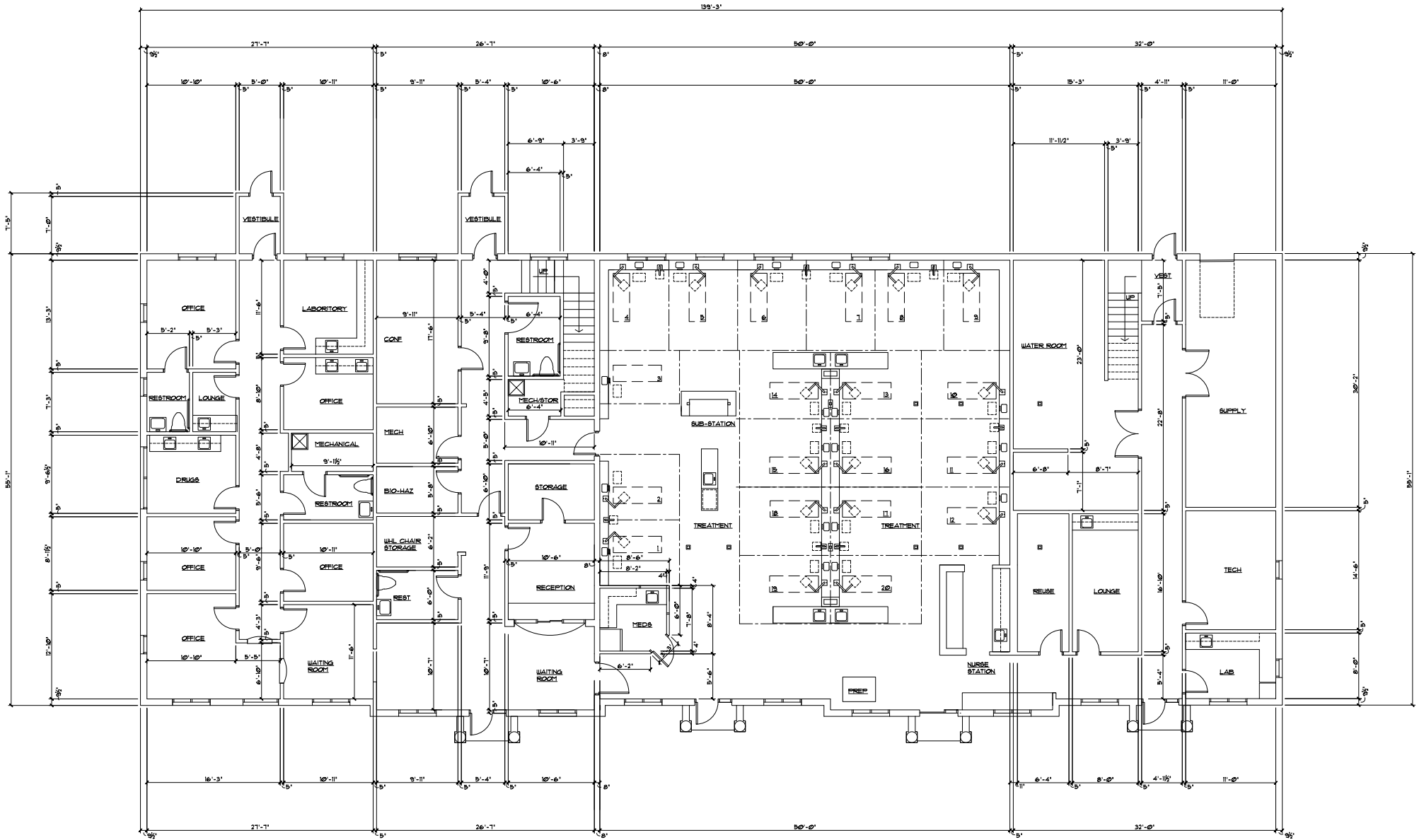
<b>Available SF</b>	12,038 SF
<b>Year Built</b>	1995
<b>Floors</b>	2
<b>Land</b>	1.29 AC
<b>Asking Price</b>	\$1,500,000



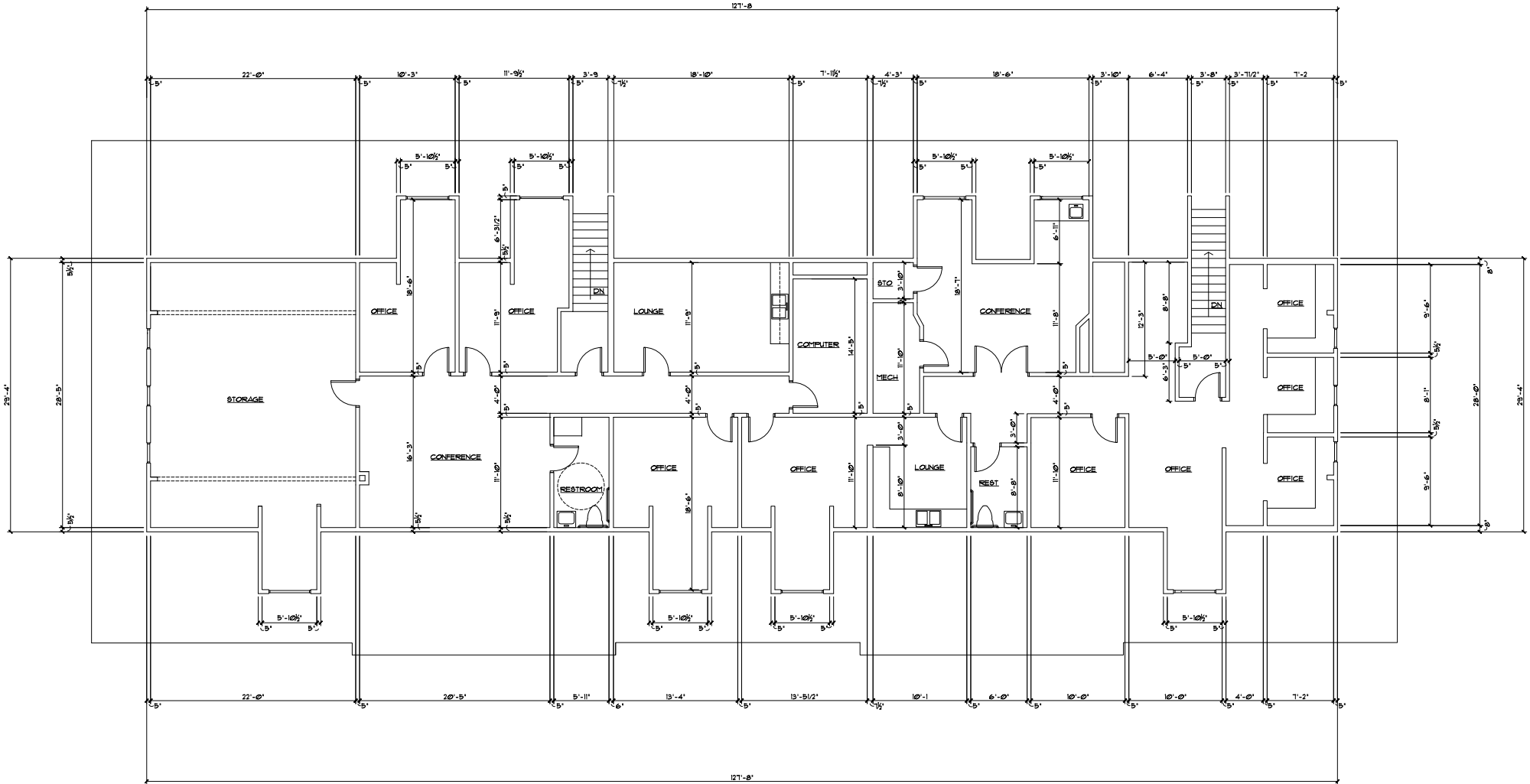








# FIRST FLOOR



# SECOND FLOOR





FOR SALE

# PLUG & PLAY MEDICAL/OFFICE BUILDING

1162-1170 CLEVELAND AVENUE, AMHERST, OHIO 44001

**Brian Smith**  
 Vice President  
 bsmith@crescorealestate.com  
 +1 216 525 1476

**Eric M. Schreibman, J.D.**  
 Vice President  
 eschreibman@crescorealestate.com  
 +1 216 525 1471

**Cushman & Wakefield | CRESCO Real Estate**  
 6100 Rockside Woods Blvd, Suite 200  
 Cleveland, OH 44131  
 crescorealestate.com



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.