

Available For Sale

3,258 SF Commercial Building
27303 Center Ridge Road | Westlake, OH

This property is an ideal opportunity for businesses looking to expand or establish their presence in a convenient and desirable area. Currently operating as a successful fireplace and masonry business, this building offers versatile space suitable for a variety of uses including a showroom, retail outlet, or bank.



CONTACT



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Drive Through Parking



Front Entrance Outside



Size

3,258 SF Building



Land

0.7 Acres



Parking

Dedicated Surface Parking Lot



Year Built/Renovated

Year built: 1950; Renovated: 2015



Power

3-phase 240V/200Amps



HVAC

Fully air conditioned and display fireplaces fully vented



Roof

Good condition, original flat roof with second peak roof added in 1989



Floors

Thickness ranges from 4-6 inches to 14 inches



Bank Vault

Original bank vault with 14" thick walls



Restrooms

New ADA compliant



Offices

Two private offices



Storage and Delivery Access

Back room for storage and double door for deliveries



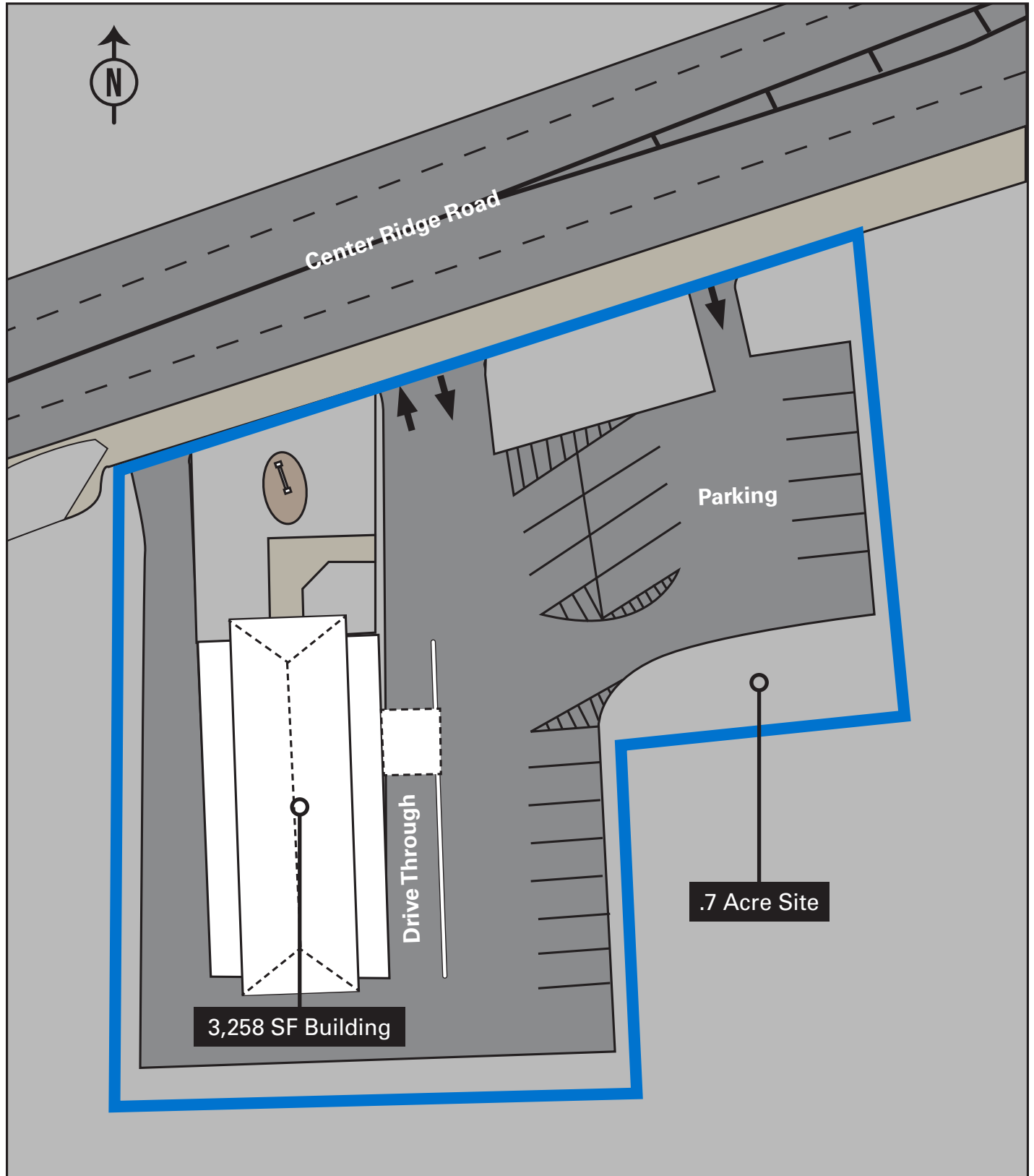
Drive Through

Not operable due to library land acquisition



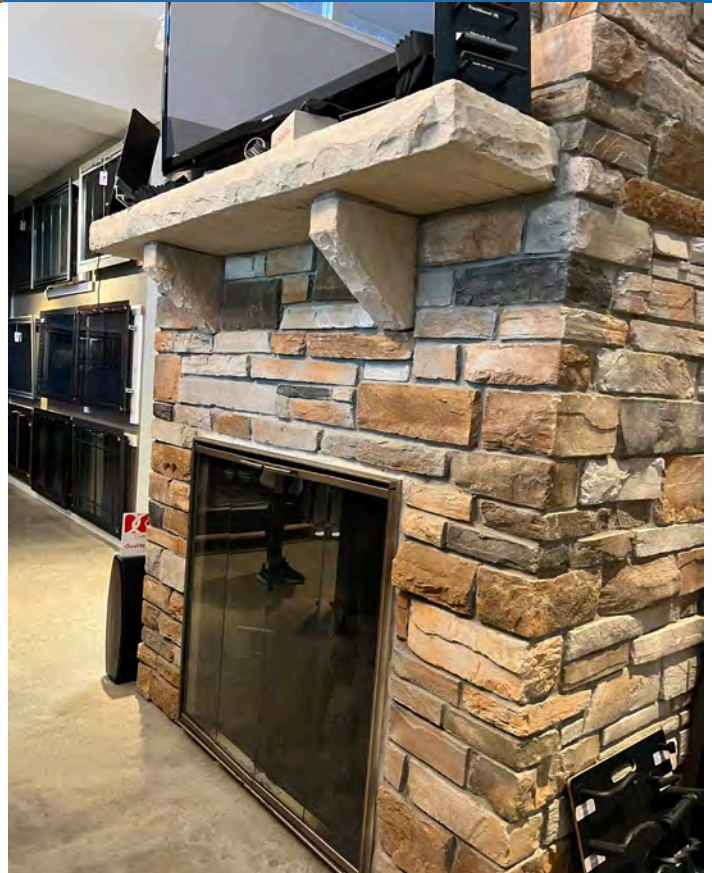
Civic Amenities

Surrounding civic amenities include Westlake Post Office, Porter Library, Westlake Elementary School





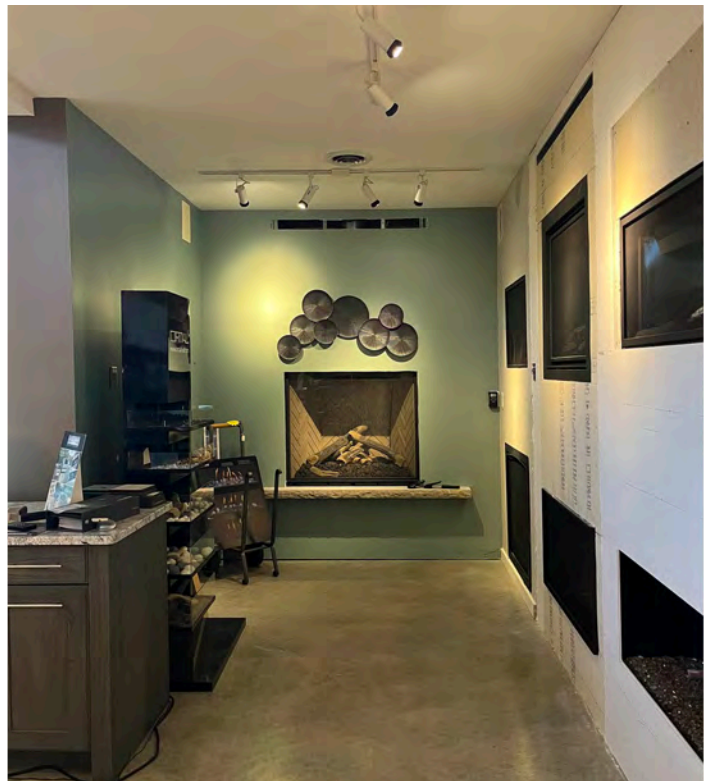
Entrance



Fireplace



Front Desk



Interior View



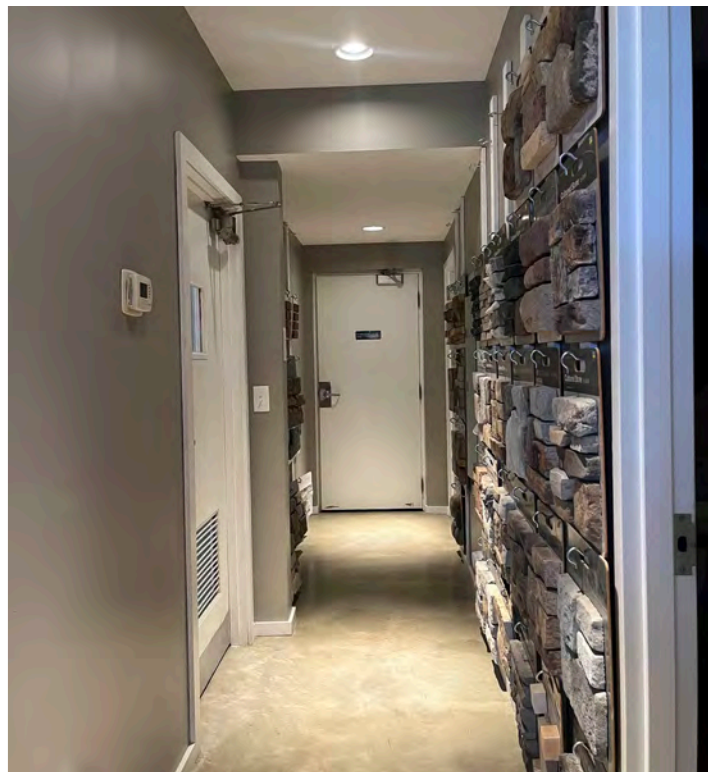
Showroom



















Office

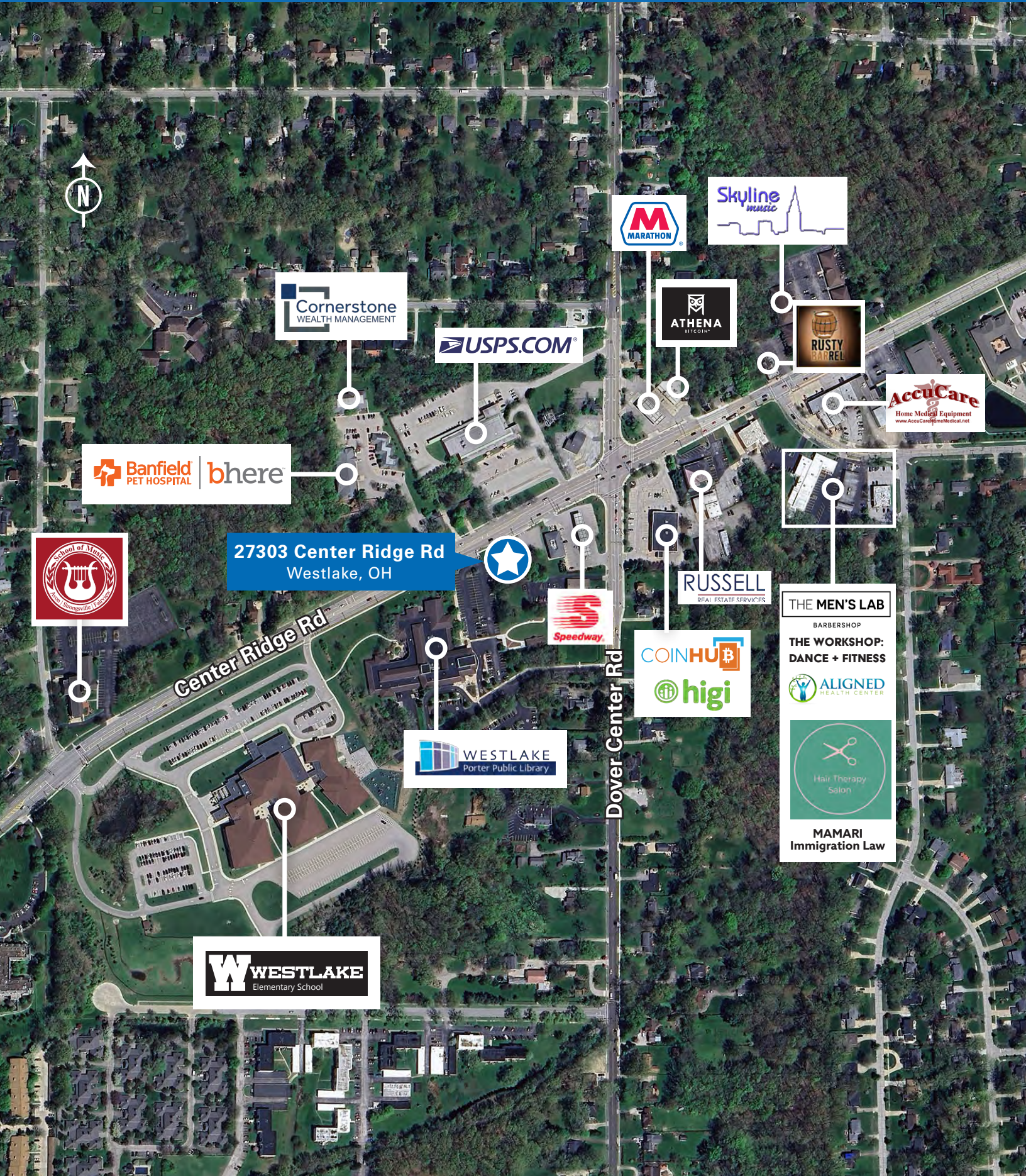


Rear Storage



ADA Restrooms

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 951,859 Population	 24.6% High School Diploma	 \$67,711 Median Household Income	 63.8% White Collar	 15.7% Services
 40.9 Median Age	 27.3% Some College	 \$42,355 Per Capita Income	 20.5% Blue Collar	 3.8% Unemployment Rate
 414,661 Households	 35.7% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$56,980 Median Disposable Income		 14.2% Spend 7+ hours commuting to and from work per week	 35,747 Total Businesses	 553,848 Total Employees



Cornerstone
WEALTH MANAGEMENT

USPS.COM



27303 Center Ridge Rd
Westlake, OH



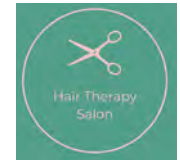
RUSSELL
REAL ESTATE SERVICES



THE MEN'S LAB

BARBERSHOP

THE WORKSHOP:
DANCE + FITNESS



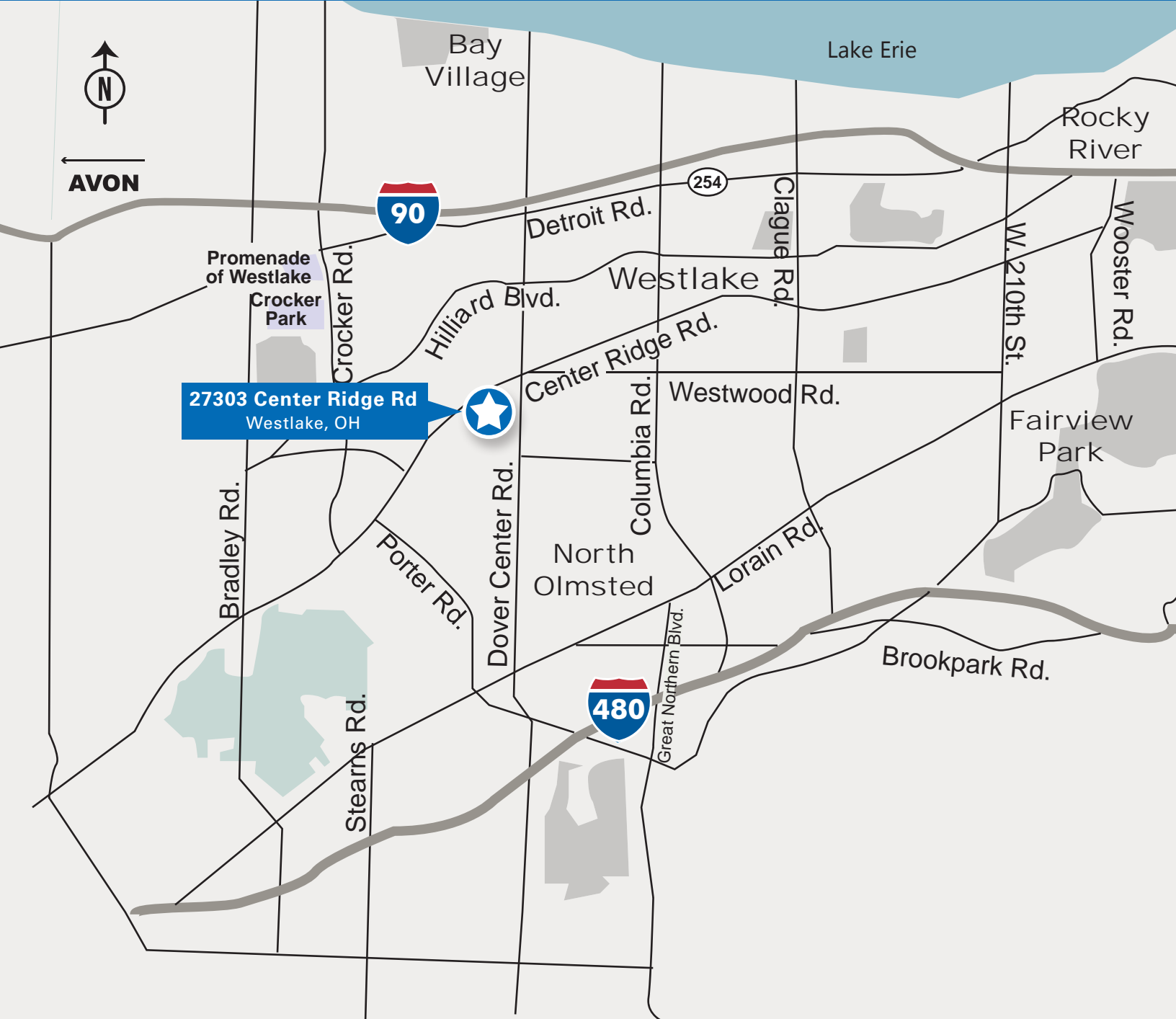
MAMARI
Immigration Law

Center Ridge Rd

Dover Center Rd

WESTLAKE
Porter Public Library

WESTLAKE
Elementary School



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