

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

Nirvana Professional Building

2520 Oberlin Avenue, Lorain, OH 44052

Exclusively Represented By:

Richard Abou-Jaoude

Sales Associate

216 789 1636

richard@lionheartholdingco.com

OFFICE SPACE FOR SALE

Nirvana Professional Building

2520 Oberlin Avenue, Lorain, OH 44052

FOR SALE

Executive Summary



Offering Summary

Price	\$349,000
Price / GSF	\$65.43
GSF	5,334 SF
# of Floors	1
Site Size	1.21 Acres
Year Built	1979

Property Overview

Excellent opportunity to acquire a well-located multitenant commercial property along the highly traveled Oberlin Avenue corridor in Lorain. This 4 unit property offers strong visibility, convenient access, and flexibility for a variety of retail, office, or service-oriented uses. Positioned on a main thoroughfare with steady daily traffic, the site benefits from prominent frontage and easy ingress/egress, making it ideal for owner-users or investors seeking a value-add opportunity in a growing area. Whether you're looking to establish your own business or expand your portfolio, this property offers long-term upside through repositioning, leasing, or redevelopment. The surrounding area continues to see steady commercial activity, supporting a wide range of uses.

Location Overview

Conveniently located near local and national retailers, dining options, and essential services, the property provides excellent accessibility for both customers and employees. Its central location within Lorain makes it a strategic choice for businesses serving the broader community.

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Complete Highlights



Property Highlights

- Prime location on Oberlin Avenue with high traffic exposure
- Flexible layout suitable for multiple business uses
- Ample on-site parking for customers and employees
- Strong signage potential
- Accessible location with proximity to major roadways and residential neighborhoods
- Value-add potential through leasing up 4 units of medical/office space
- Massive parking lot offers investors/owner-users potential to expand with development of additional buildings

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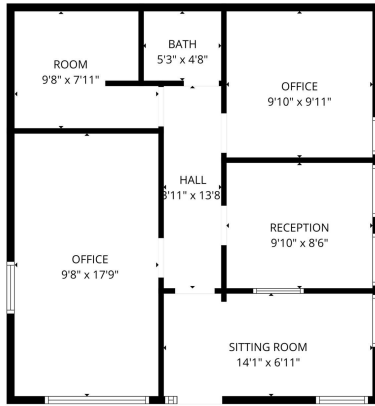
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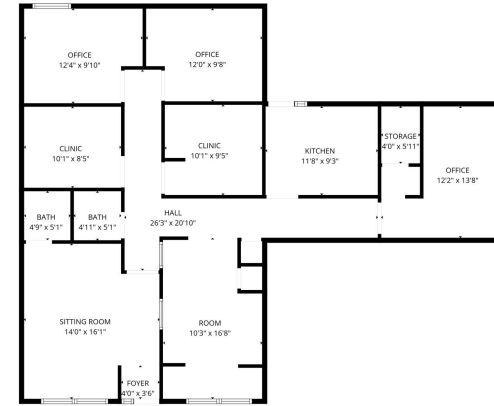
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Floor Plans



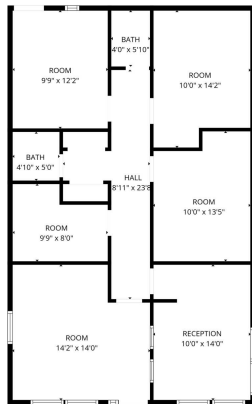
Total GLA: 679 sq. ft. | Total: 679 sq. ft.
1st floor: 679 sq. ft.

RENDERING CREATED BY COLUMBIA IRI. DIMENSIONS LISTED ARE APPROXIMATE AND SUBJECT TO SURVEY.



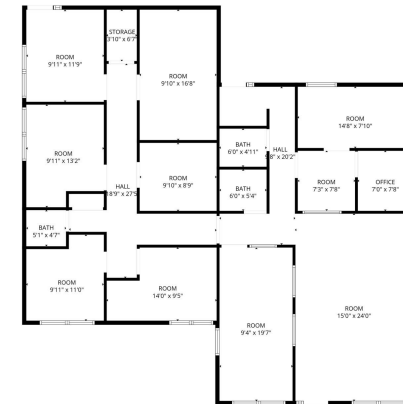
Total GLA: 1397 sq. ft. | Total: 1423 sq. ft.
1st floor: 1397 sq. ft. (Excluded areas 26 sq. ft.)

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Total GLA: 1051 sq. ft. | Total: 1051 sq. ft.
1st floor: 1051 sq. ft.

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Total GLA: 2040 sq. ft. | Total: 2067 sq. ft.
1st floor: 2040 sq. ft. (Excluded areas 27 sq. ft.)

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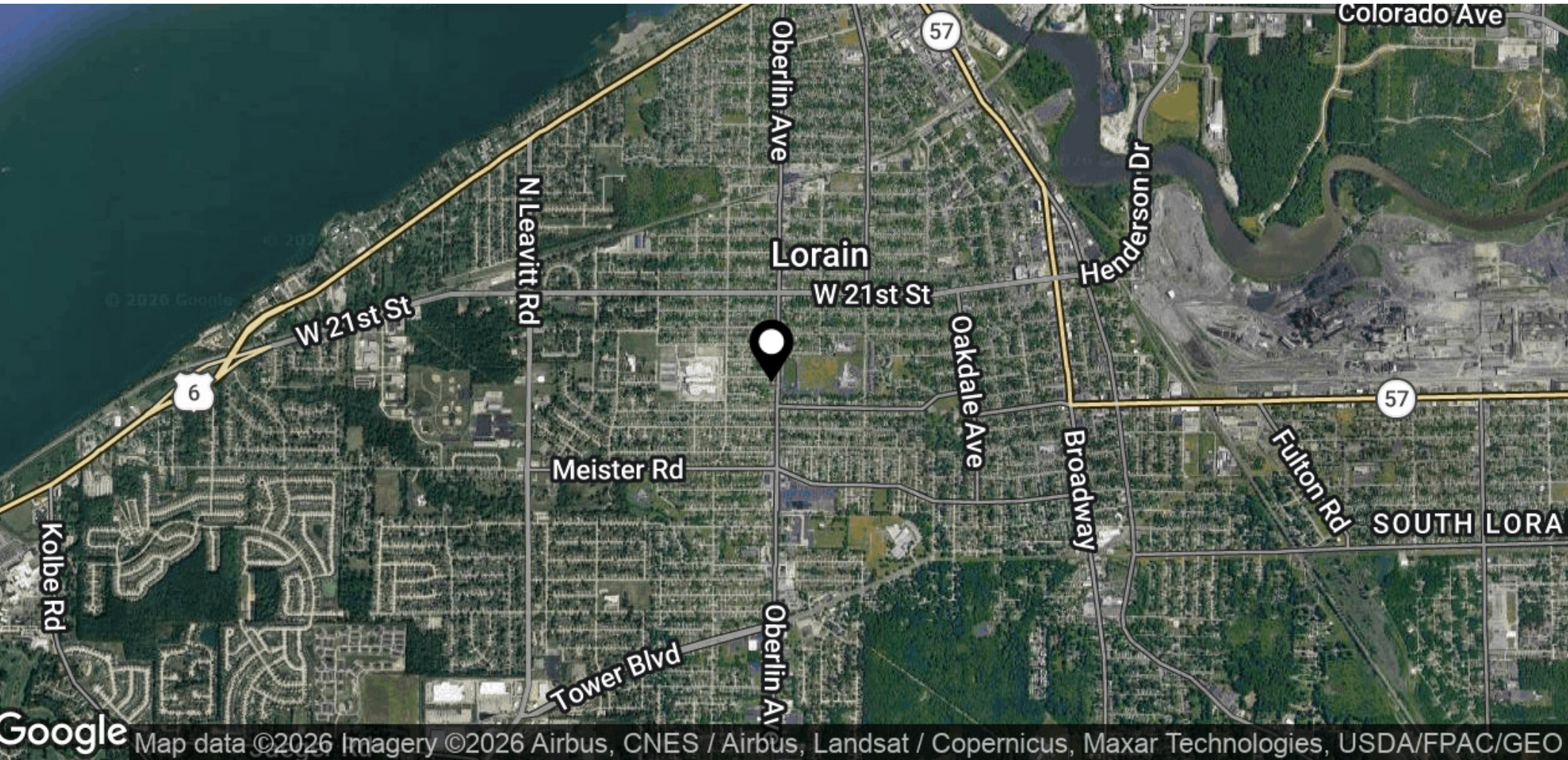
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Location Map



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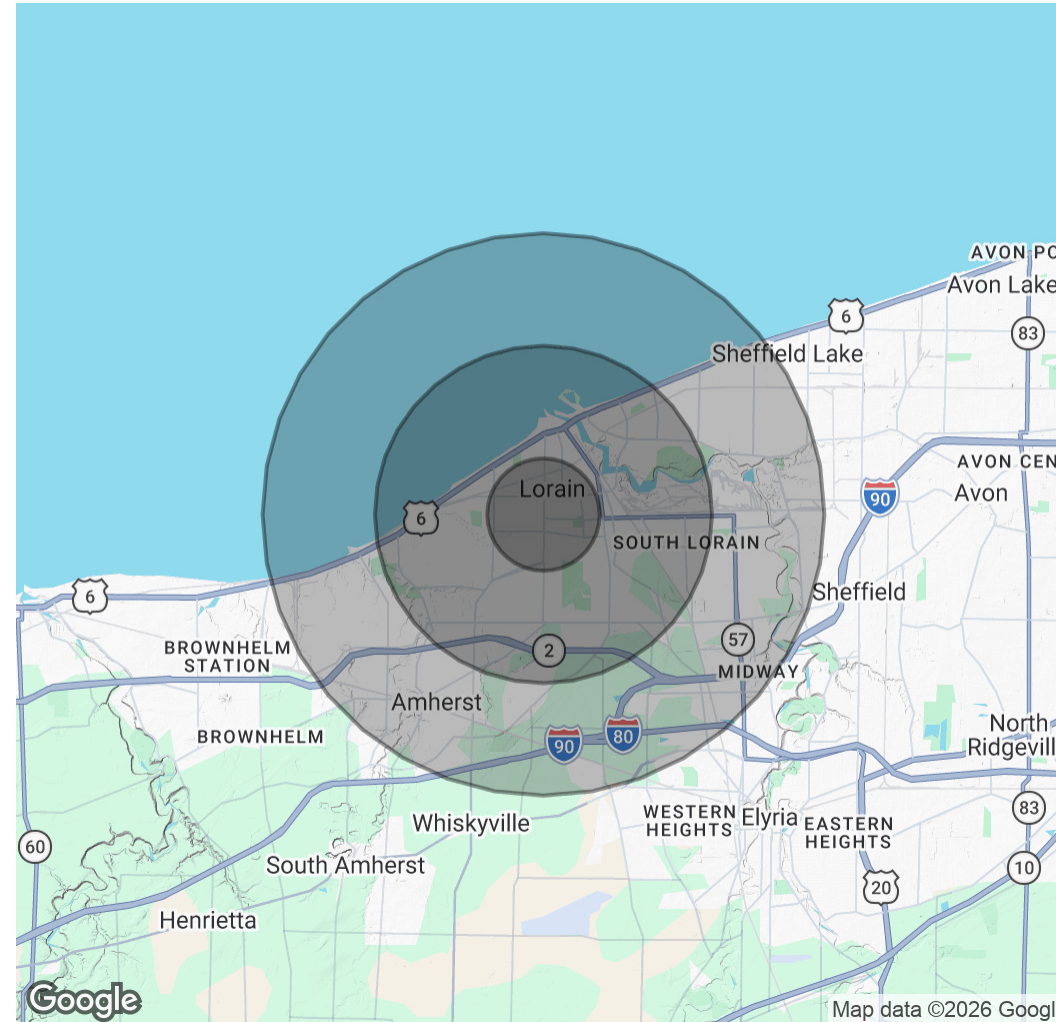
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	14,976	58,620	93,690
Average Age	35	38.2	40.5
Average Age (Male)	32	36.6	38.8
Average Age (Female)	36.4	40	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,791	24,241	38,919
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$54,553	\$61,791	\$71,925
Average House Value	\$109,288	\$146,137	\$171,315

2023 American Community Survey (ACS)



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