

For Sale or Lease

LAKEFRONT PROPERTY
LIVE/WORK | OFFICE | MEDICAL

4259

E. Lake Rd
Sheffield Lake, OH 44054

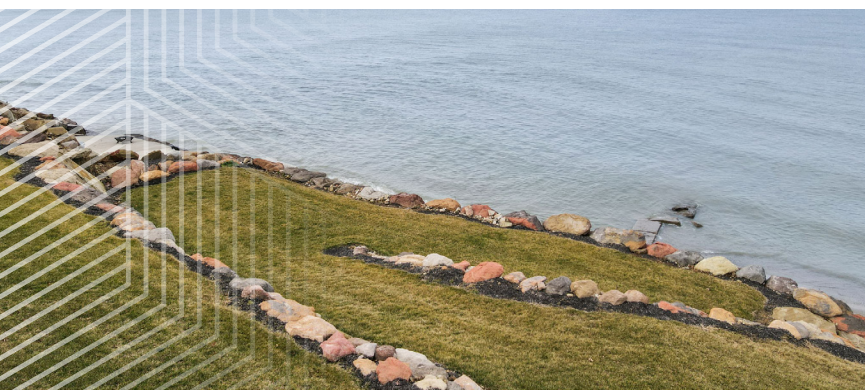


CONTACT US

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PROPERTY HIGHLIGHTS

- ▶ Building Area: 4,850 SF
- ▶ Land Area: 0.87 Acres
- ▶ Year Built: 1990 / 2015 (Renovated)
- ▶ 16 private offices
- ▶ 2 conference rooms
- ▶ Kitchenette / break area
- ▶ 2 stairwells
- ▶ Attic storage space
- ▶ Furniture (negotiable)
- ▶ PPN: 0300040101001
- ▶ Zoning: Business District (B-1)
 - ▶ [Zoning Map](#)
 - ▶ [Zoning Ordinances](#)
- ▶ Permitted Uses:
 - ▶ Office
 - ▶ Medical (former medical building that can easily be converted back)
 - ▶ Residential: Single, Multi-Family, “Live-Work”, and Short-Term Rental*
*Specific Standards may apply
- ▶ Conditional Uses:
 - ▶ Active Recreational Facilities, Educational Institutions, Park, Places of Worship, Public Utility Buildings & Facilities, Residential Community Centers, Bed & Breakfast

Asking Price: \$975,000

Lease Rate: Contact Broker

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PROPERTY FEATURES

- ▶ Lake front property with breathtaking views and lake access
- ▶ Paved lot with 25+ parking spaces
- ▶ Within walking distance to local retail including Apples Market, Shoreway Shopping Center, and Subway
- ▶ Lorain County is positioned to outpace Ohio and US in population growth % and GDP growth % by 2030



RECENT UPGRADES



OFFICE BUILD-OUT WITH OAK TRIMMING THROUGHOUT (2015)



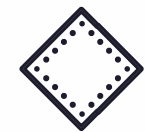
ALARM SYSTEM UPGRADED, TIED TO DISPATCH (2020)



\$100,000 NATURAL RETENTION WALL INSTALLED (2021)



NEW WINDOWS (2021)



NEW CARPETING IN MAJORITY OF OFFICE, ADDITIONAL CARPET TILES AVAILABLE (2022)

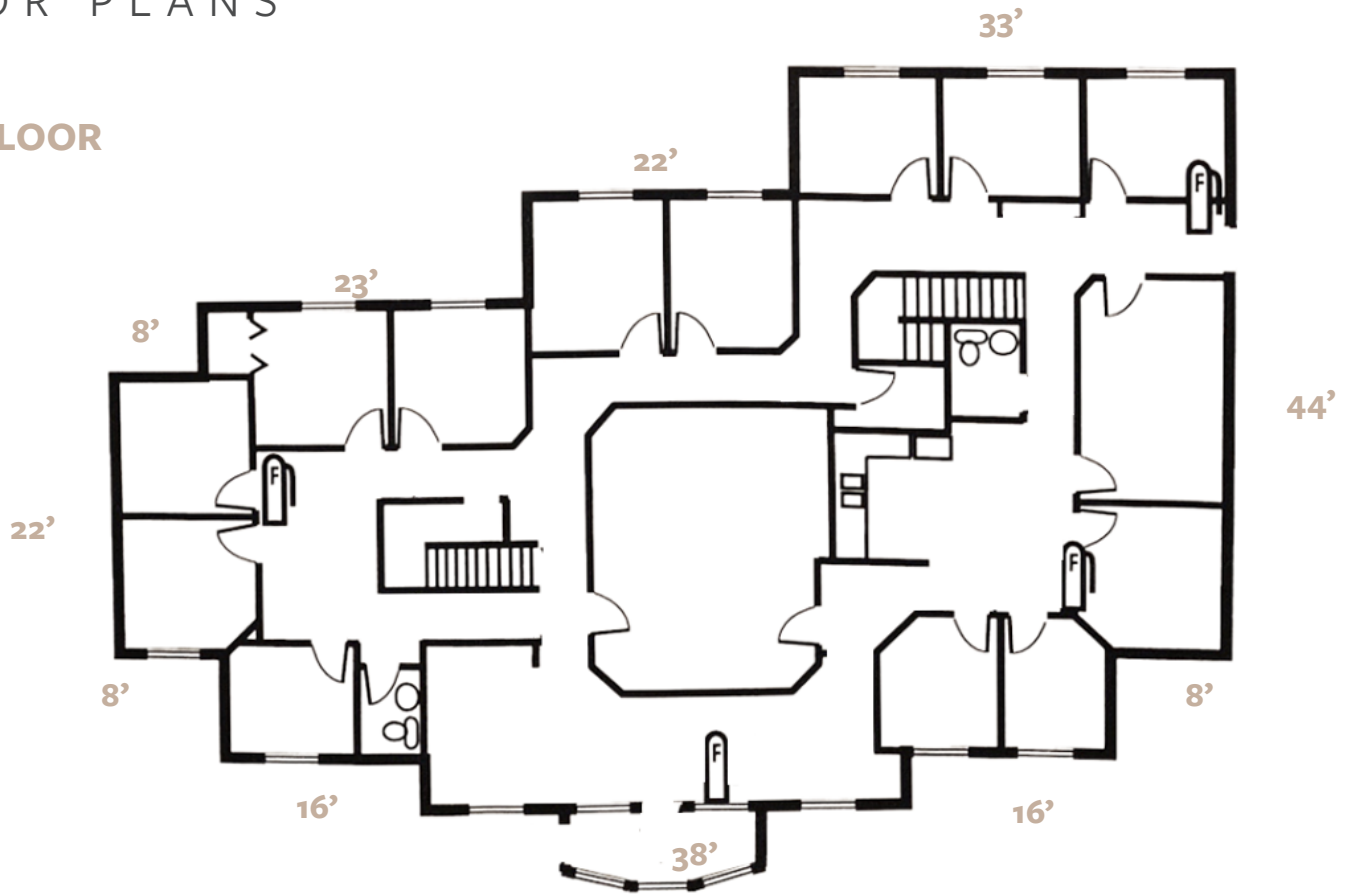
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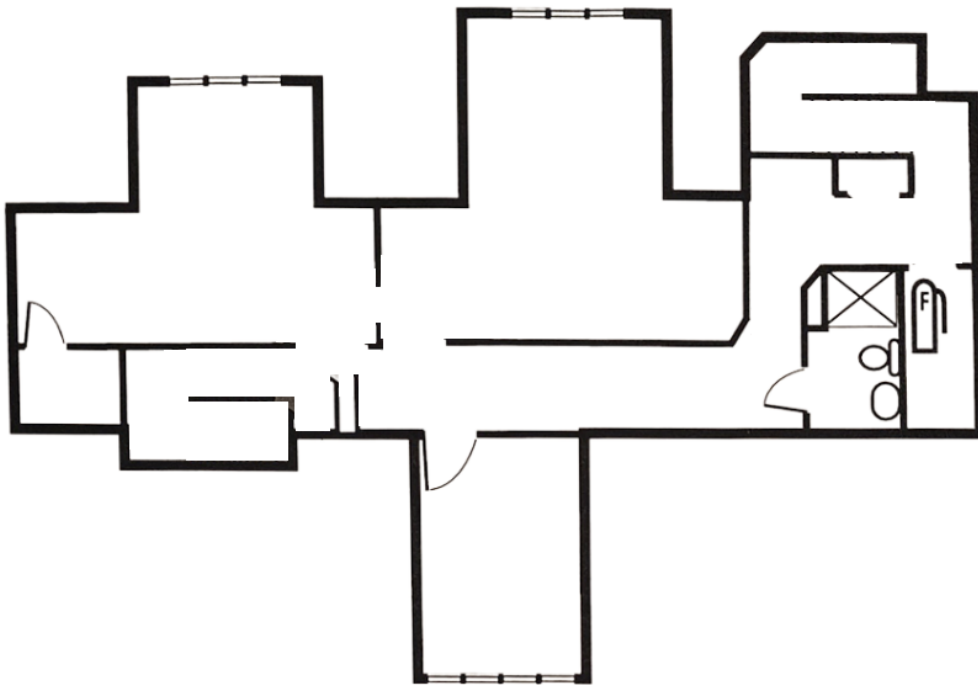
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FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



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TRADE AREA

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SHEFFIELD LAKE
PUBLIC BOAT RAMP

RISKO'S
GRILL

LIBRARY

The
Cardinal
Scoop

LAKE VIEW
CAR WASH

SUBWAY

NORTH
COAST
DESIGN + BUILD

- SHOREWAY SHOPPING CENTER
- ▶ Carbie Soul Cafe
 - ▶ Hello Kitty Child Care
 - ▶ Goodwill
 - ▶ Biggby Coffee
 - ▶ Dollar Tree
 - ▶ Little Ceasers
 - ▶ Mona Lisa Spa + Salon

apples
MARKET

Kids Academy
of Sheffield Lake

SHEFFIELD LAKE
POLICE & FIRE
DEPARTMENT

SHEFFIELD LAKE
COMMUNITY CENTER

DOLLAR GENERAL

WESTSHORE
PARK

DOCK'S
TAVERN

VFW

8,850 VPD

LAKE ROAD

IVANHOE AVE

FERNDALE AVE

FERNDALE
PARK

FORESTLAWN
ELEMENTARY
SCHOOL

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