

Jack M. Sanfilippo Broker

For Sale

**13700 State Road
North Royalton Ohio, 44133**

\$825,000



14,201 SF

**Attractive Office/Medical/ Retail Building
Excellent Curb Appeal with High Traffic Count**

Contact:

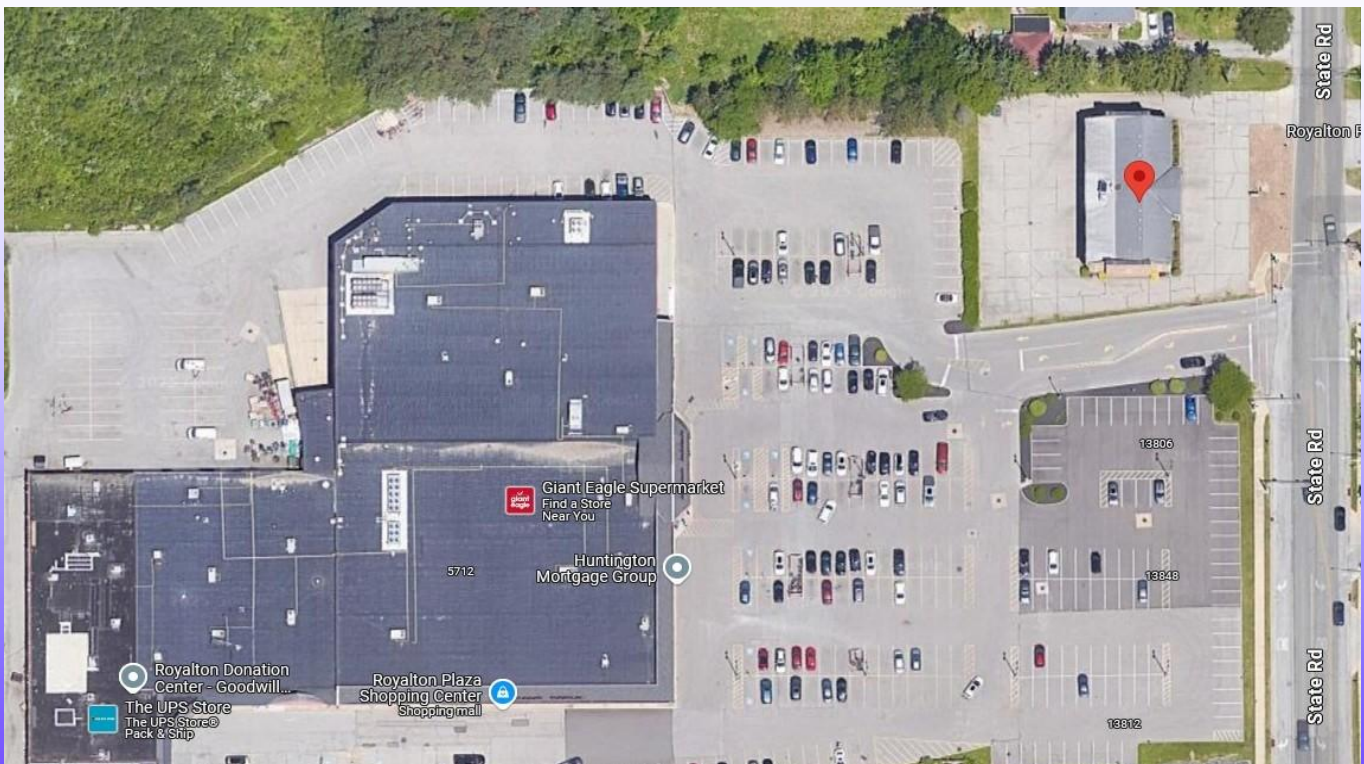
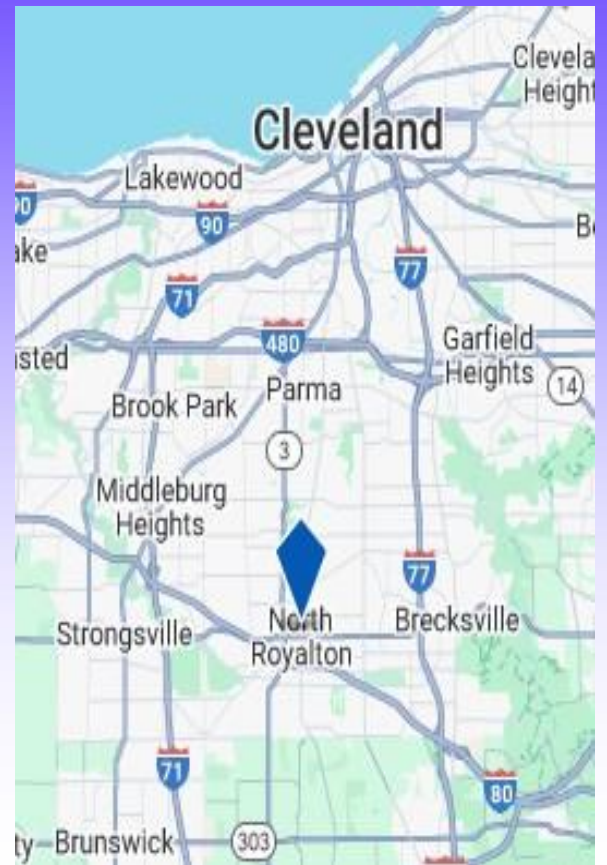
Jack M. Sanfilippo, Broker

216-695-5225 Rjwco@hotmail.com

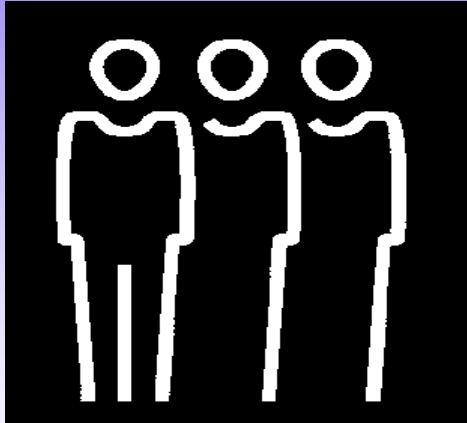
1991 Crocker Road Suite 600 Westlake, Ohio 44145

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- Prime Investment/owner user opportunity.
- located at the State Road Route 82 interchange.
- Attractive 3 story well maintained colonial office/medical Building.
- Great flexibility for buyers to use building for their own or rent out for investment.
- Abundance of free surface parking
- Inviting lobby and charming offices.



Demographics



Population:

31,322



Average Household Income:

\$81,511



Median Age:

45.3

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**1991 Crocker Road suite 600
Westlake, Ohio 44145**

Income & Expense

January 1, 2026

13700 State Road, North Royalton, Ohio

Income

Gross Income	\$99,192
*Potential Gross Income (\$12 per SF).	\$139,372

Expenses

Real Estate Taxes	\$16,502
Water & Sewer	\$ 3,066
Gas	\$ 1,389
Supplies	\$ 1,360
Common Area Electric	\$ 6,364
Insurance	\$ 5,656
Misc. Repairs & Maintenance	\$ 4,249
Cleaning	\$ 2,960
Licensing	\$ 136
Trash	\$ 2,565

Total Adjusted Expenses	\$44,247
Net Operating Income	\$54,945
*Potential NOI	\$ 95,125

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RENT ROLL

13700 STATE ROAD NORTH ROYALTON OHIO 44133

RENT ROLL

January 1, 2026

<u>UNIT</u>	<u>TENANT</u>	<u>RENT</u>	<u>SIZE</u>	<u>LEASE-EXPIRATION</u>
#1 + #2	Vacant	-0-	+/- 1,950 sq.ft	n/a
#3	Vacant	-0-	+/-1,150 sq.ft	n/a
#4	Vacant	-0-	+/- 730 sq.ft	n/a
#5	Promotions Plus	\$725.00	+/-1,059 sq.ft.	mo.to mo.
#6	Colonial Life	\$1,236.00	+/- -891 sq.ft	mo.to mo.
#7 + #8	Perkins Insurance	\$ 2,000.00	+/-1,880 sq.ft	mo. to mo.

(Current owners would sign new 5 year lease).

#9	Root Counseling	\$1,000	+/- 1,000 sq.ft.	April 30, 2031
#10	Micro 21	\$1,723.34	+/-1,880 sq.ft	mo.to mo.
#11	Brookhaven	<u>\$1,100.00</u>	+/- 950 sq.ft.	Dec 31, 2029

\$ 7,784.34 MONTHLY RENT / \$ 93,412.08 ANNUAL RENT

BUILDING SIZE: +/- 14,201 SQ.FT PP# 488-07-016

ASKING PRICE: **\$825,000**

The information submitted herein is not guaranteed. Although obtained from reliable sources it is subject to errors, omissions, prior sale and withdrawal from market without notice.

Pictures



