

125 Hilliard Rd

125 Hilliard Rd, Elyria, OH 44035



Presented By:
Century 21 Deanna Realty



125 Hilliard Rd

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Property Details

Price: \$720,000

- 10 year NNN Lease
- 7.0 Cap rate
- Long Term Tenant

View the full listing here: <https://www.loopnet.com/Listing/125-Hilliard-Rd-Elyria-OH/33563022/>

Price:	\$720,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment
Cap Rate:	7.00%
Lot Size:	0.14 AC
Gross Leasable Area:	3,456 SF
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	1957
Tenancy:	Multiple
APN / Parcel ID:	06-25-032-102-006
Walk Score ®:	13 (Car-Dependent)

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Ohio Family Realty	-	

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Location



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Property Photos



C21 Pic 8



C21 Pic 7

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Property Photos



DPM pic 10



DPM pic 9

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Property Photos



C21 Pic 6



C21 Pic 9

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Property Photos



C21 Pic 10



C21 Pic 1

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C21 Pic 2



C21 Pic 3

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C21 Pic 4



C21 Pic 5

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C21 Pic 11



C21 Pic 12

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C21 Pic 13



C21 Pic 14

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Property Photos



C21 Pic 15



C21 Pic 16

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DPM pic 1



DPM pic 2

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DPM pic 3

PROPERTY OFFERING

PRICE: \$720,000
CAP RATE: 7%
NOI: \$50,400

125-127 HILLIARD ROAD ELYRIA, OHIO 44035

Building Information:

- Private offices, conference room, bullpen area
- Reception area/waiting room
- 4 private bathrooms & kitchenette
- Designed for 3 tenants
- 100% Occupied long term tenant
- Corporate Fitness Center with exercise room, sauna & showers
- All areas have been completely remodeled

Investment Highlights:

- 10 Year NNN Lease
- (Two) 5 Year Renewable Options
- 10% increase every renewable option
- Current 30 year business at this location last 12 yrs
- Zero Landlord Responsibilities

Public Records:

- Two parcels - 06-25-032-102-006 and -005
- Zoning - BND (Business Neighborhood District)
Land - 12,000 sq. ft.
- Buildings - 3,260 sq ft

Exclusively Listed By:

Michael J. DeAnna
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Property Offering Flyer 7.0 Cap

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Property Photos



DPM pic 4



DPM pic 5

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DPM pic 6



DPM pic 7

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DPM pic 8



Power Up pic 1

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Power Up pic 2



Power Up pic 3

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Power Up pic 5

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Power Up pic 14



Power Up pic 15

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Property Photos



Power Up pic 16



Power Up pic 17

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Property Photos



Power Up pic 18

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