



Roger L Nair
 Cell: 330-350-0016
 rnairair@aol.com
 Keller Williams Elevate

9177 Chillicothe Rd, Willoughby, OH 44094

MLS#: **5042313** Prop Type: **Commercial Lease** List Price: **\$7,000.00**
 Status: **Active** Sub Type: **Warehouse** DOM/CDOM: **0/0**
 Recent: **05/30/2024 : New Listing**



List Dt Rec: **05/30/2024** List Date: **05/30/2024**
 Lot #: Contg Dt:
 Unit: Pend Dt:
 County: **Lake** Off Mkt Dt:
 Close Dt:
 Exp Dt: **11/30/2024**

Parcel ID: **TX 20-A-006-F-00-001-0**
 Twp: **Kirtland**
 Subdiv: **City/Kirtland 01**
 School Dist: **Kirtland LSD - 4302**
 Yr Built: **1967/Public Records**
 SqFt Total: **7,000** \$/SqFt: **\$1.00**
 Map:

Directions: **Chillicothe Rd (306) across from Kirtland schools**

Legal/Taxes

Taxes: **TBD** Tax Year: Assessment:
 Annual RE Tax: Zoning:

General Information

Approx Fin SqFt: **7,000**
 Office SqFt: Lot Size (acre): **2.93** DriveIn Door Max Hgt:
 Residential SqFt: Lot Size Source: **Realist** Drive In Door Min Hgt:
 Warehouse SqFt: **5,500** Lot Size Front: # Dock Doors:
 SqFt Min: **500** Lot Size Dim: Dock Door Min Hgt:
 SqFt Max: **7,000** Stories Abv Gd:
 Location: **Rural, Strip Mall, Suburban**

Leased Information

Land Lease: **No** Lease Amount:

Features

Basement: **No, None**
 Fence: Roof: **Flat**
 Heating: **Forced Air, Gas** Cooling: **Central Air**
 Water: **Public** Sewer: **Public**
 Parking: **Common, Parking Lot, Paved**
 Prop Cond: **Actual YBT**
 Addl SubType: **Office, Shopping Center, Warehouse**
 Location: **Rural, Strip Mall, Suburban**
 Current Use: **Commercial, Office, Retail, Warehouse**

Remarks:
Office or Retail or warehouse spaces available for lease at The Kirtland Shopping Plaza. Perfect location to lease with high traffic count. This listing is for 5500 sqft warehouse/flex space. Other spaces available -retail/storefront/office.

Agent/Broker Info

List Agent: **Roger L Nair (2011001849)** List Office: **Keller Williams Elevate (2717)**
 Contact #: **330-350-0016** Office Phone: **440-572-1200**
 LA Email: **rnairair@aol.com** Office Fax: **440-572-1201**
 LA License #: **OH SAL.2011001849** Brokerage Lic:
 Co List Agt: **Stacy N Nugent (2015003217)** Co List Off: **Keller Williams Elevate (2717)**
 Co License #: **OH SAL.2015003217** Brokerage Lic:
 Contact #: **216-299-5092** Co LA Email: **stacynuge@gmail.com**
 Attrib Cnt: **rnairair@aol.com 330-350-0016**
 Waived Agt: **No**

Showing

Showing Contact: **216-299-5092** Type: **Listing Agent**
 Showing Rqmts: **Call Listing Agent**
 Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name: Owner Phone: Owner Agent: **No** Warranty:
 Listing Agreement: **Exclusive Right To Lease** Listing Service: **Full Service**
 Listing Contract Date: **05/30/2024** Expiration Date: **11/30/2024** Purchase Contract Date:
 Possession: **Negotiable (Possession)** Orig List Price: **\$7,000**
 Occupant: **Tenant**

Special Listing Conditions: **Standard**
Buyer Agency Comp: **3 %**
Other Comp: **None**
Comp Explain: **3% of total lease term**
Online Bidding: **No**
Broker Remarks: **NNN lease**

Prepared By: Roger L. Nair

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 05/30/2024 12:46 PM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 5042313

[9177 Chillicothe Rd , Willoughby, OH 44094](#)

Warehouse SqFt: 0 Bsmt: No Yr: 1967 Acres: 2.93 \$7,000



View of building exterior with central air condition unit



View of road



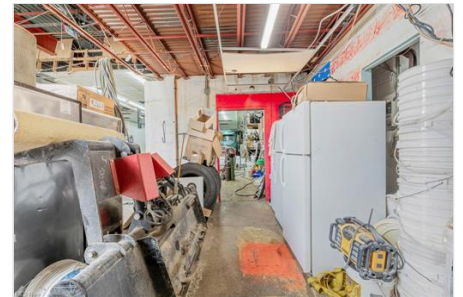
Other



View of patio / terrace



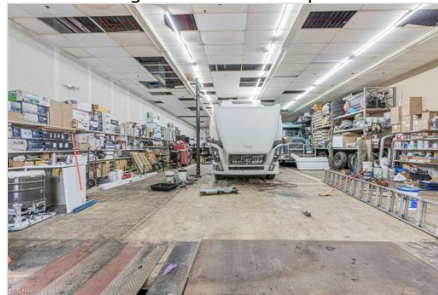
Garage with a workshop area



Basement featuring white refrigerator



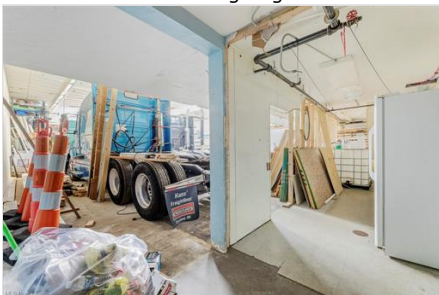
View of garage



Garage with a workshop area



Other



Other



Laundry area featuring washer and clothes dryer and light tile floors



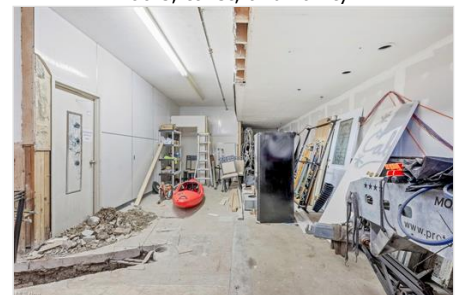
Bathroom featuring hardwood / wood-style floors, toilet, and vanity



Other



Garage with a workshop area



View of garage



View of ranch-style home



View of ranch-style house



View of front of property



View of front of property

Information is Believed To Be Accurate But Not Guaranteed