

COMMERCIAL FOR SALE & LEASE

STOP N GO BREW THROUGH

6505 PEARL ROAD, PARMA HEIGHTS, OH 44130



FOR SALE & LEASE

KW COMMERCIAL | CITYWIDE
2001 Crocker Road, Suite 200
Westlake, OH 44145



Each Office Independently Owned and Operated

PRESENTED BY:

ERIN THOMAS
erinthomas@ezsalesteam.com
2019005940, Ohio

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EXECUTIVE SUMMARY

6505 PEARL ROAD



For more information contact:
Kitsoldit@gmail.com or erinthomas@ezsaleteam.com



OFFERING SUMMARY	
PRICE:	\$380,000 + Inventory
BUILDING SF:	2,173
AVG. MONTHLY SALES:	\$20,000 + Lotto
NOI:	75,000
LOT SIZE:	0.29 Acres
TRAFFIC COUNT:	15,000 VPD
INVENTORY EST.	\$35,000
YEAR BUILT:	1990
RENOVATED:	2021
CAP RATE:	19%

PROPERTY OVERVIEW

Established Drive Through business and its real estate for sale in Prime suburb location, near college campus!

This property offers consistent cash flow with a monthly avg of \$18-22,000 Gross sales while also offering room to create value.

Current hours of operation are 12-8pm M-S and closed Sunday. The Sunday liquor license is already in place so by opening on that day would allow for instant growth - especially during football season!

Prime location on one of the busiest streets in Northeast Ohio. Pearl road will take you right into Ohio city and near downtown if you go north and all the way into Medina if you go south.

Cuyahoga community college Campus is just 6 minutes away!

- PROPERTY HIGHLIGHTS**
- Near College campus, Tri-c
 - Business + Real estate
 - Newer TPO roof, HWT and electrical
 - Full basement for additional Storage
 - C1 & D1 liquor licenses
 - 2nd garage bay for additional opportunity
 - Full security system in place
 - Near Local transportation and major highways
 - Clean Phase I & II
 - 17% cap rate, including inventory

BUSINESS MAP

6505 PEARL ROAD



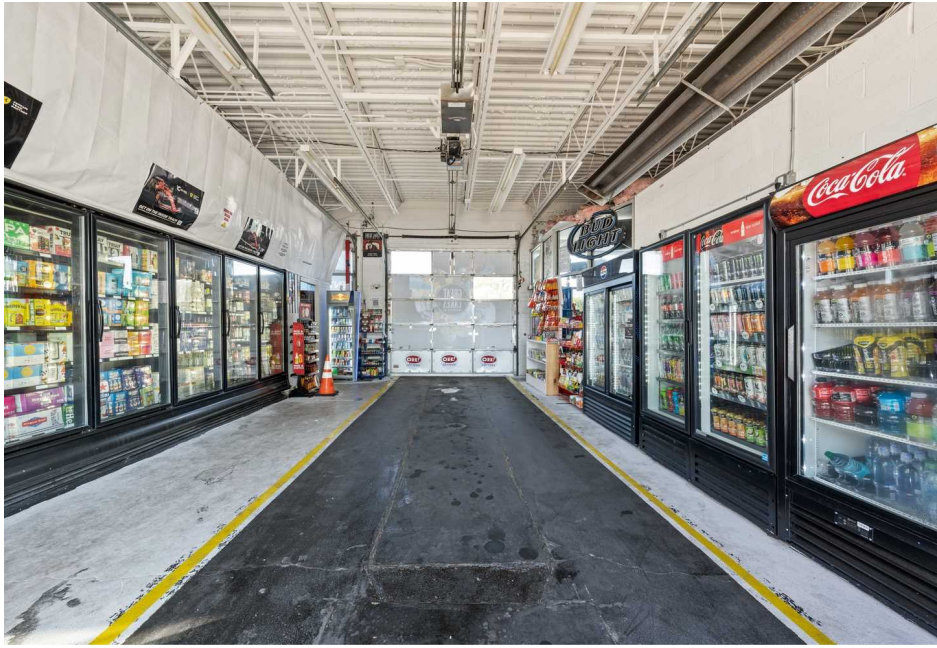
EXTERIOR

6505 PEARL ROAD



MAIN SERVICE AREA

6505 PEARL ROAD



ADDITIONAL STORAGE AREAS

6505 PEARL ROAD



Contact For more information: Kit Custer kitsoldit@gmail.com / 330-221-6578

OFFICE, BATHROOM AND LAND

6505 PEARL ROAD

