

Flexible Ownership or Leasing Opportunity with In-Place Cash-Flow

For Sale or Lease | 23360 Michelle Drive, Bedford Heights, Ohio 44146





PROPERTY HIGHLIGHTS

- Excellent location for a quasi-retail use: close to industrial, residential, and commercial pockets
- Easy access to I-480 and I-271
- Approximately 4,200 SF available for lease
- \$96,000 Year 1 Net Operating Income
- Excellent opportunity for partial owner-user with existing cash flow on a long-term lease
- High-credit tenant in place
- Zoned B1 - Local Retail which allows for a large variety of uses

Sale Price: \$1,500,000

Lease Rate: \$3,500/Month

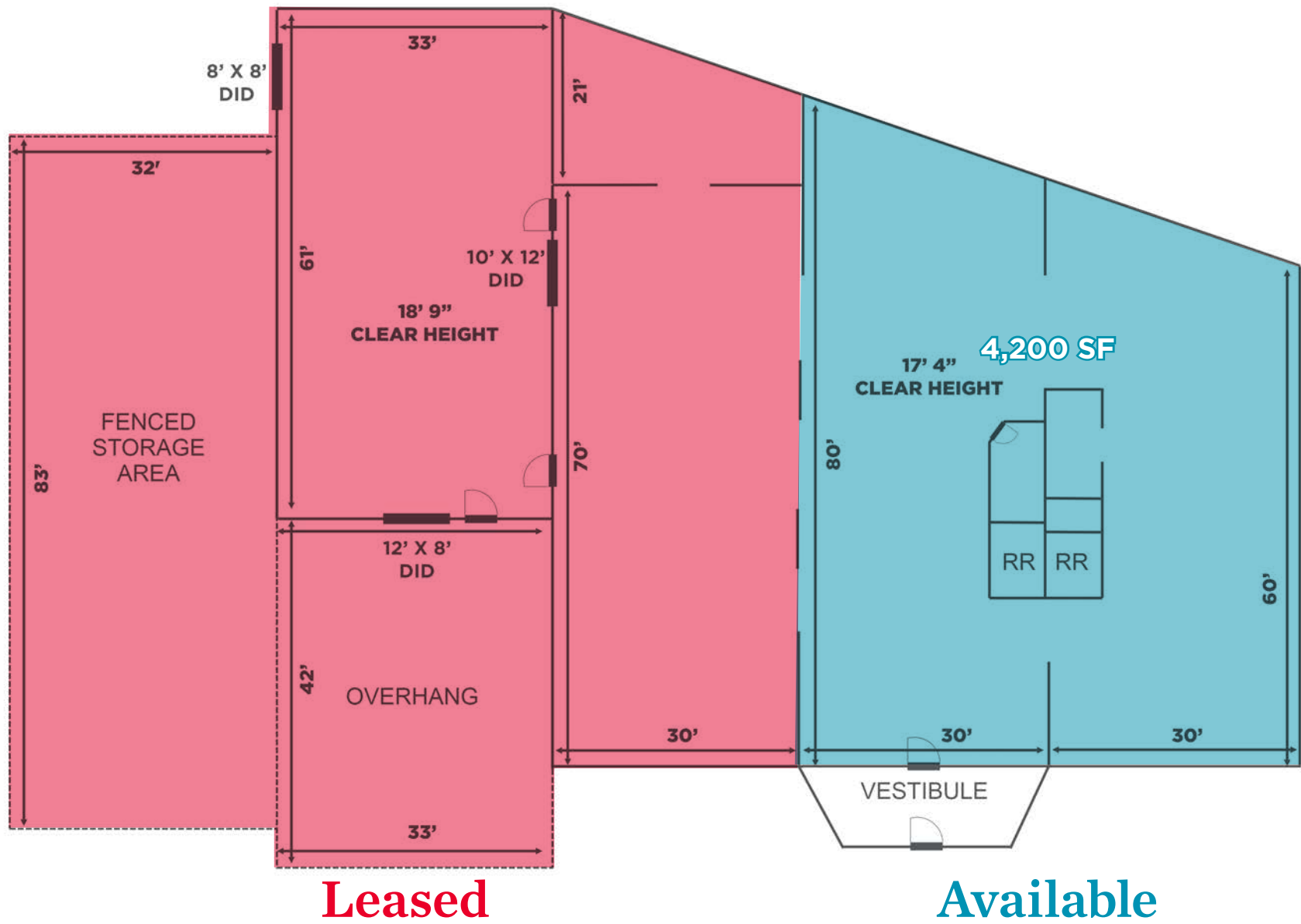
DEMOGRAPHICS (5 MILE)

Population	Businesses	Median Age	Average HH Income
169,015	9,687	40.8	\$108,751

Building Specifications

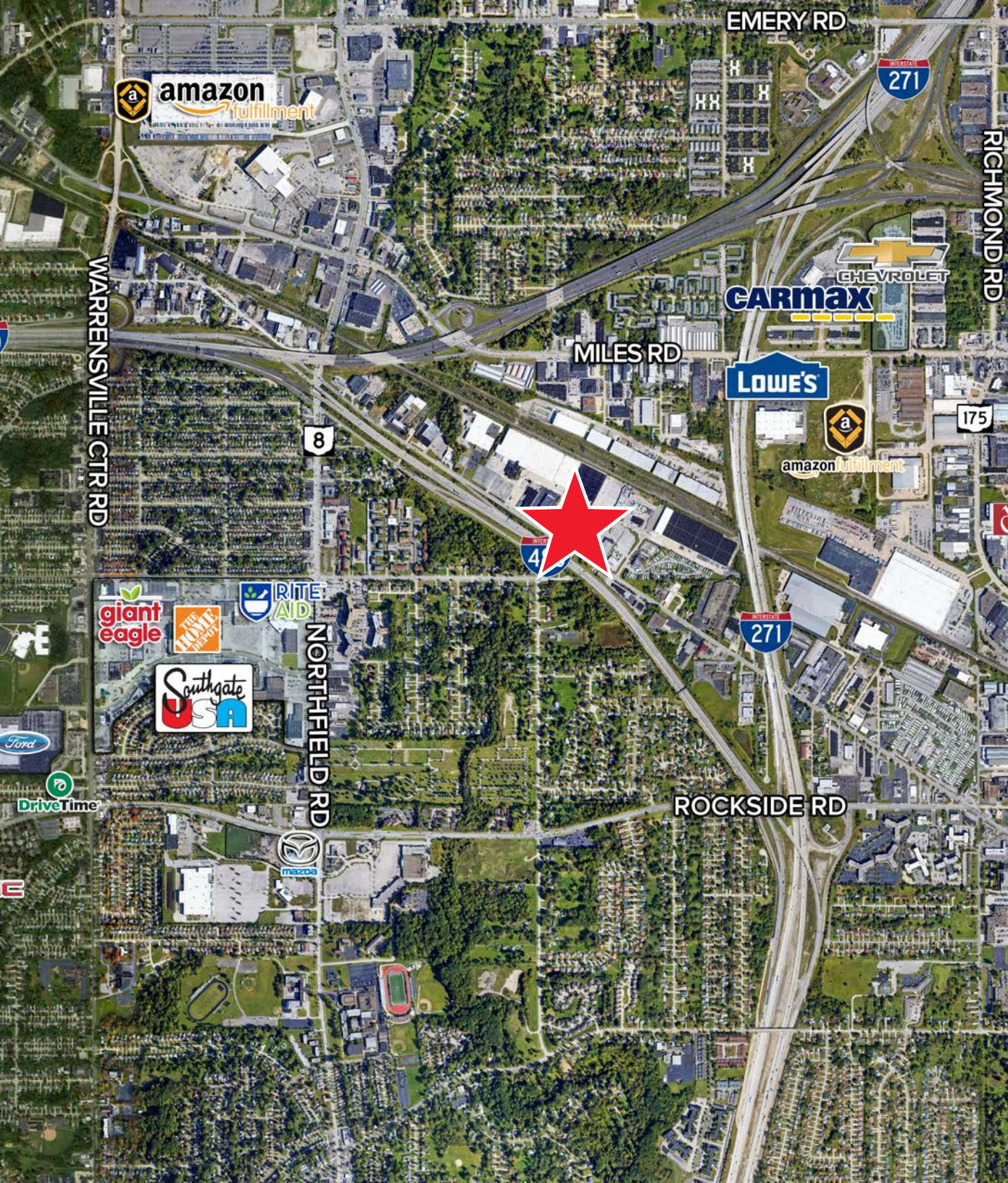
Total Building Size:	9,802 SF	Clear Height:	17'4"-18'9"	A/C:	100%
Land Size:	1.48 AC	Drive-in Doors:	One (1) 8'x8' One (1) 12'x8'	Power:	400A
Year Built/Reno:	2023	Lighting:	LED & Fluorescent	Zoning:	B-1
Construction:	Masonry	Heat:	A/C		

Floor Plan



Parcel Map





**23360 MICHELLE DRIVE
BEDFORD HEIGHTS, OHIO 44146**

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