



NICKLOS & COMPANY INC.
COMMERCIAL REAL ESTATE SERVICES

Two Retail Buildings for Sale & for Lease **Chevrolet Boulevard Parma, Ohio**



Location: 5732 - 5736 Chevrolet Boulevard Parma, Ohio

Size: 5,105sf

Land: 0.436ac

Lot Size: 19,000sf

Frontage: 99 feet x 190 depth

Taxes: \$8,782.87 per year

Roof: Replaced 2012

Furnace: Replaced 2007 (5732 Building)

Hot Water Heater: Replaced 2014 (5732 Building)

Parking Lot: Replaced 2018



Location: 5742-5750 Chevrolet Boulevard Parma, Ohio

Size: 4,020sf

Land: 0.206ac

Lot Size: 8,960sf

Frontage: 64 feet x 140 depth

Taxes: \$6,407.47

Roof: Replace 2010

Furnace: Replaced 2011(5750 Building)

Parking Lot: Replaced 2018

Price: \$500,000 (Both Buildings)

Contact: Mike Nicklos
Nicklos & Company
Cell 216-272-9252

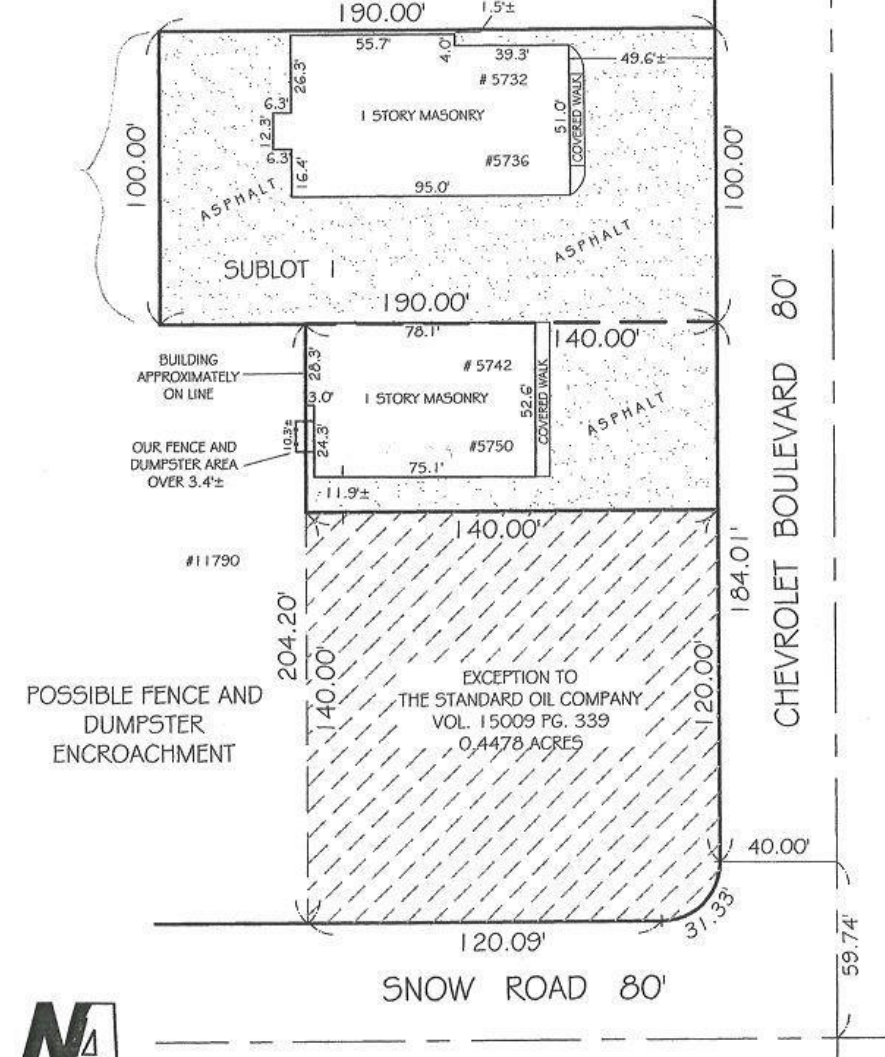
The information submitted is not guaranteed. Although from reliable sources, it is subject to errors, omission, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the condition or compliance of the property with zoning, safety, environmental or other laws or regulations of such matters.

This report is designed for use by a title insurance company with a residential loan policy. No corner markers were set and the location data shown is based on limited accuracy measurements. No liability is assumed by Neff and Associates for any use of data for construction of new improvements or fences.

I Hereby Acknowledge and Approve the Encroachments/Easements as Shown By This Survey.
Marsix, LLC

Martha Maher

Date



GRAPHIC SCALE
0 25 50
1 INCH = 50 FT.
(FULL SIZE DRAWINGS ONLY)



NEFF & ASSOCIATES

A PROFESSIONAL CORPORATION

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS

PARMA HEIGHTS, OHIO

This Survey is a MORTGAGE LOCATION SURVEY prepared from actual field measurements in accordance with Chapter 4733-38 of the Administrative Code, AND IS NOT a boundary survey pursuant to Chapter 4733-37 of the Administrative Code.

SCALE -	1"=50'
DATE -	7-30-07
JOB No. -	94654
TITLE No. -	30872
DRAWN By -	MPK