

812 BOND STREET  
Elyria, Ohio 44035



PERFECT SERVICE VEHICLE SPACE



**BRIAN SMITH**  
Sales Associate  
216.525.1476  
bsmith@crescorealestate.com

3 SUMMIT PARK DRIVE, SUITE 200, CLEVELAND, OHIO 44131 - CRESCOREALESTATE.COM

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

# 812 BOND STREET Elyria, Ohio 44035

- Freestanding building with 3,200 SF of warehouse & shop space
- Newly renovated office
- Large 20' x 80' concrete pad in rear of building
- 11' x 14' drive in door
- Priced to sell at \$125,000



**BRIAN SMITH**  
Sales Associate  
216.525.1476  
bsmith@crecorealestate.com

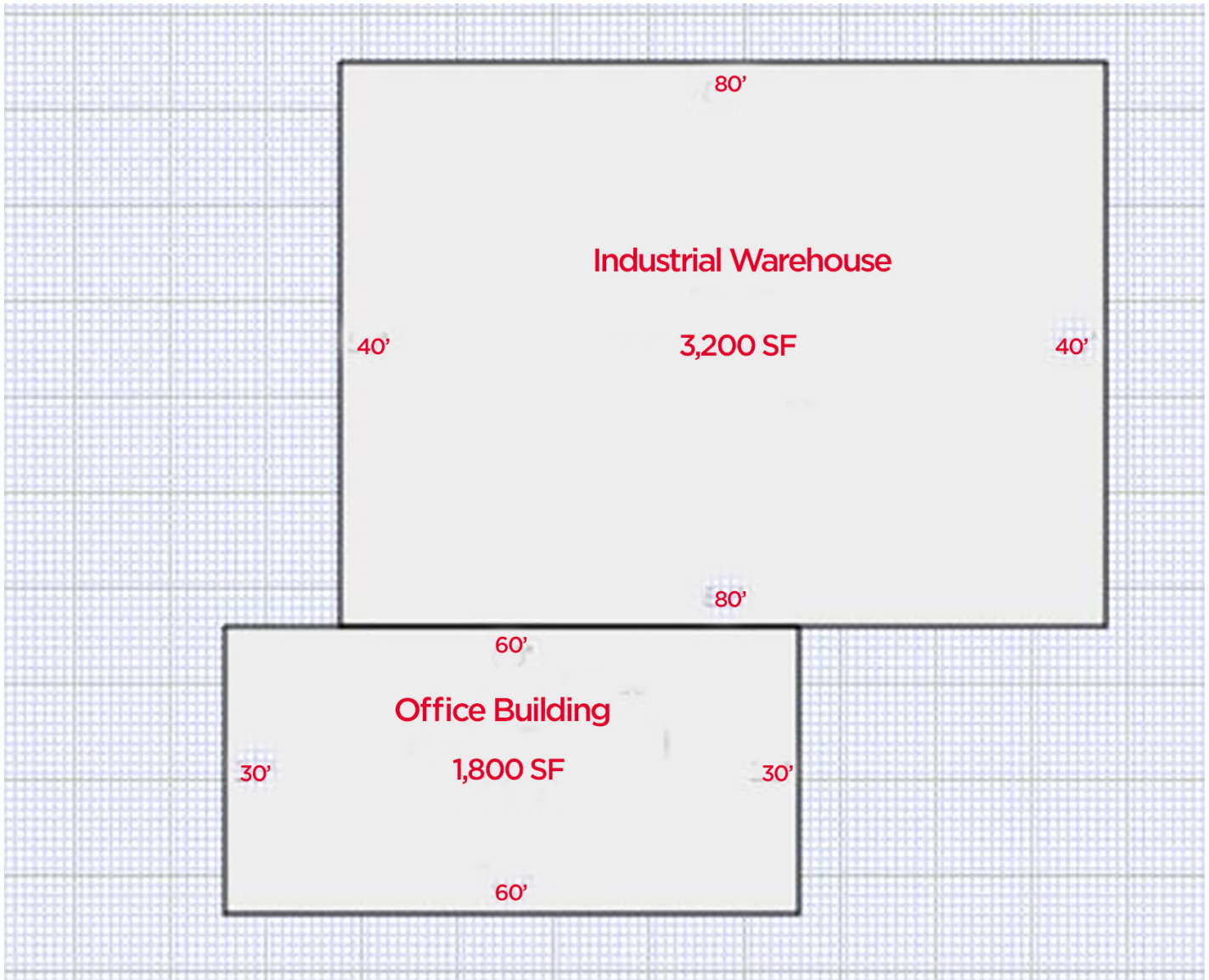
3 SUMMIT PARK DRIVE, SUITE 200, CLEVELAND, OHIO 44131 - CRESCOREALESTATE.COM

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

812 BOND STREET  
Elyria, Ohio 44035

# Floorplan



**BRIAN SMITH**  
Sales Associate  
216.525.1476  
bsmith@crescorealestate.com

3 SUMMIT PARK DRIVE, SUITE 200, CLEVELAND, OHIO 44131 - CRESCOREALESTATE.COM

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

812 BOND STREET  
Elyria, Ohio 44035

Photos



**BRIAN SMITH**  
Sales Associate  
216.525.1476  
bsmith@crescorealestate.com

3 SUMMIT PARK DRIVE, SUITE 200, CLEVELAND, OHIO 44131 - CRESCOREALESTATE.COM

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



## 812 BOND STREET Elyria, OH 44035

<b>County:</b>	Lorain
<b>Market:</b>	NW-Z3
<b>Sub Market:</b>	Lorain County Area
<b>Land Size (Acres)</b>	0.3 Acres
<b>Available SF:</b>	5,000 SF
<b>Building SF:</b>	5,000 SF
<b>Industrial SF:</b>	3,200 SF
<b>Office SF:</b>	1,800 SF

### Building

<b>Construction Status:</b>	Existing
<b>Building Dimensions (LxW):</b>	80 x 40 WH-30
<b>ConstructionType:</b>	Steel
<b>Exterior Type:</b>	Wood
<b>Roof Type:</b>	Standing Seam
<b>Deck Type:</b>	Standing Seam Metal
<b>Floor Type:</b>	Concrete
<b>Lighting Type:</b>	Other
<b>Restroom:</b>	2
<b>AC:</b>	HVAC-Office
<b>Ceiling Ht:</b>	9' (Min) 12' (Max)

### Utilities

<b>Gas:</b>	Columbia Gas
<b>Water:</b>	City
<b>Sewer:</b>	City
<b>Power:</b>	400 3 p

### Site

<b>Land SF:</b>	13,068 SF
<b>Parcel Number:</b>	06-24-069-101-005 & 06-24-069-101-006
<b>Zoning:</b>	Gen B

### General Listing/Transaction Information

<b>Asking Price:</b>	\$125,000.00 \$25.00 Per SF
<b>Transaction Type:</b>	Sale

### Parking

<b># Spaces:</b>	10
------------------	----

### Loading & Doors

<b># GL/DID:</b>	1
<b>GL/DID Dim. (H x W)</b>	11' x 14'
<b>Total Doors:</b>	1

### Contacts

<b>Listing Broker(s)</b>	Brian Smith CRESCO Real Estate 216.525.1476 bsmith@crescorealestate.com
--------------------------	--

### Comments

**Listing Comments:** Free standing building with 3,200 SF of warehouse/shop space & newly renovated office. Large 20' x 80' concrete pad in rear of building. 11' x 14' drive-in door. Perfect location for service vehicles, landscapers & other contractors. Two adjacent parcels are available from the City Land Bank.