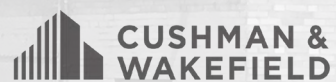


FOR SALE

Excellent
Investor /
User Building

9800 DETROIT AVENUE
CLEVELAND, OHIO 44102



FOR SALE

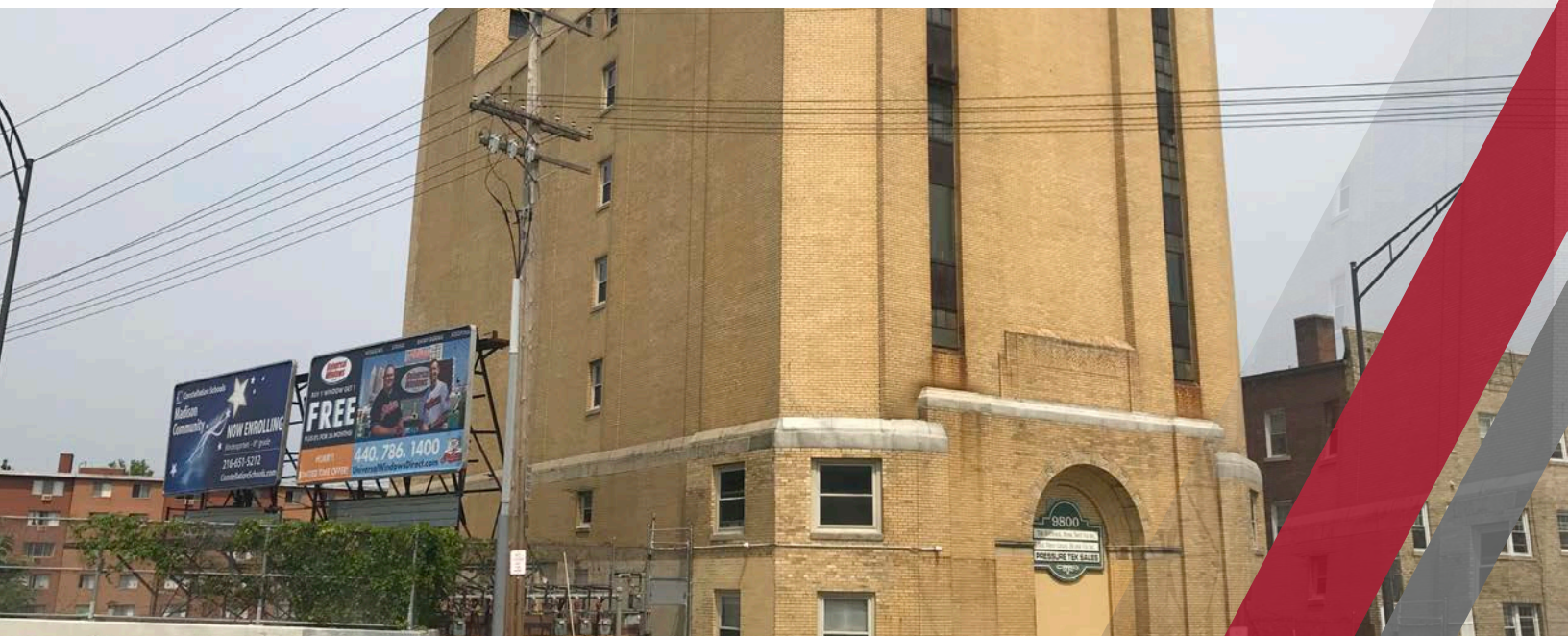
9800 Detroit Avenue
CLEVELAND, OHIO 44102

Property Specifications

TOTAL SF	46,600 SF	CEILING HEIGHT	8'
INDUSTRIAL SF	46,600 SF	LIGHTING	Fluorescent
LAND	0.97 acres	HEAT	Forced Air / Overhead Gas
CONSTRUCTED	1920	SALE PRICE	\$575,000
CONSTRUCTION	Masonry/Block		

- 46,600 SF building situated on 0.97 acres
- The building is a seven (7) story building with each floor measuring 5,200 SF (60' x 86') with 20' x 20' column spacing
- Eight (8) foot ceiling heights and with a lower level totaling 10,200 SF
- The building is serviced by two (2) drive-in doors, one (1) truck dock and a 6,000 pound freight elevator
- Current income generating billboard (ClearChannel) and Seven (7) short term tenants
- Zoned general retail business
- Potential for live-work lofts / redevelopment
- Located minutes from the Shoreway providing quick easy access to Downtown Cleveland
- **As of October 2018, NOI of \$46,503**
- Up to 36,400 SF can be available to a user after 1/31/2019
- The property is located at the intersections of Detroit Avenue and West Boulevard in Cudell Edgewater West neighborhood
- Located minutes from the Shoreway providing quick easy access to Downtown Cleveland

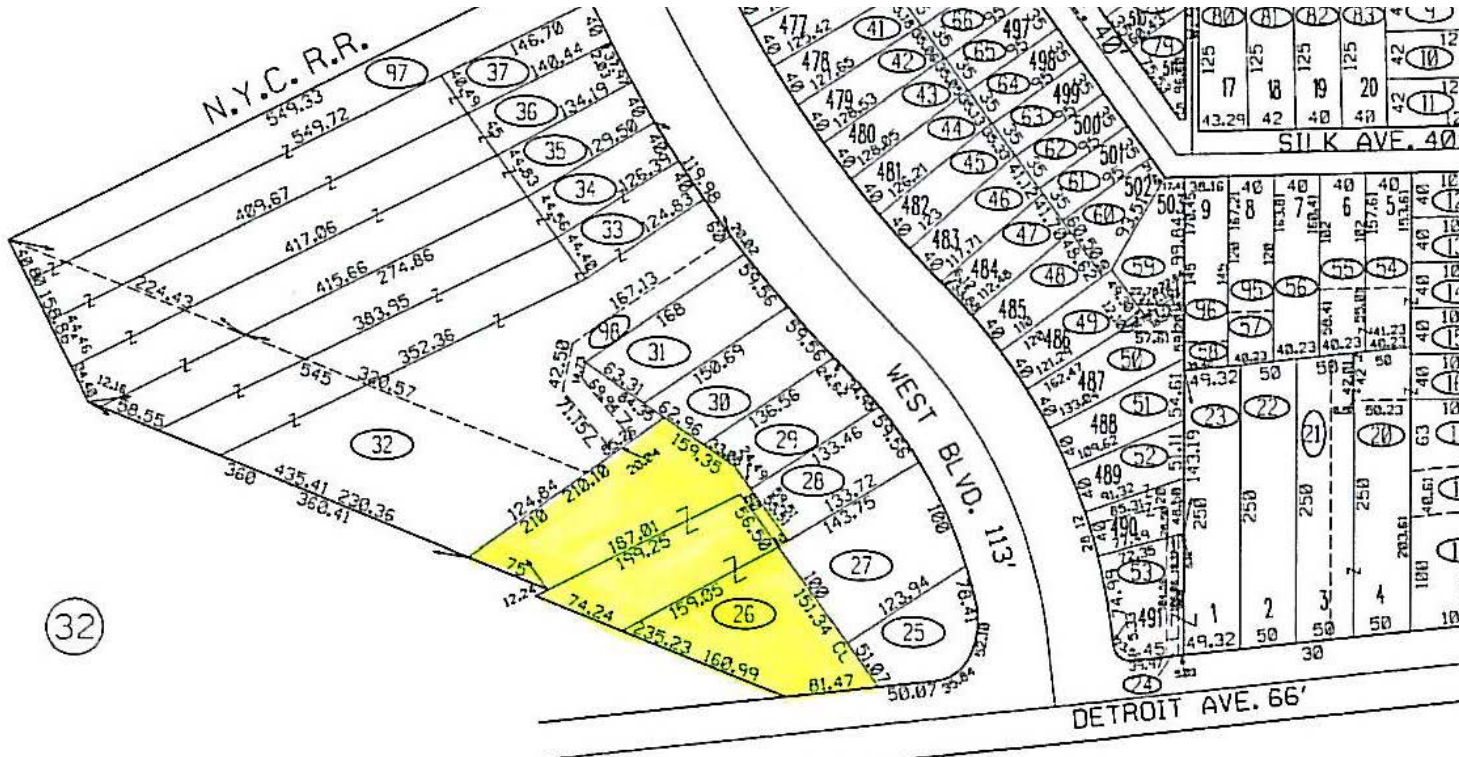
LOCATED IN THE OPPORTUNITY ZONE



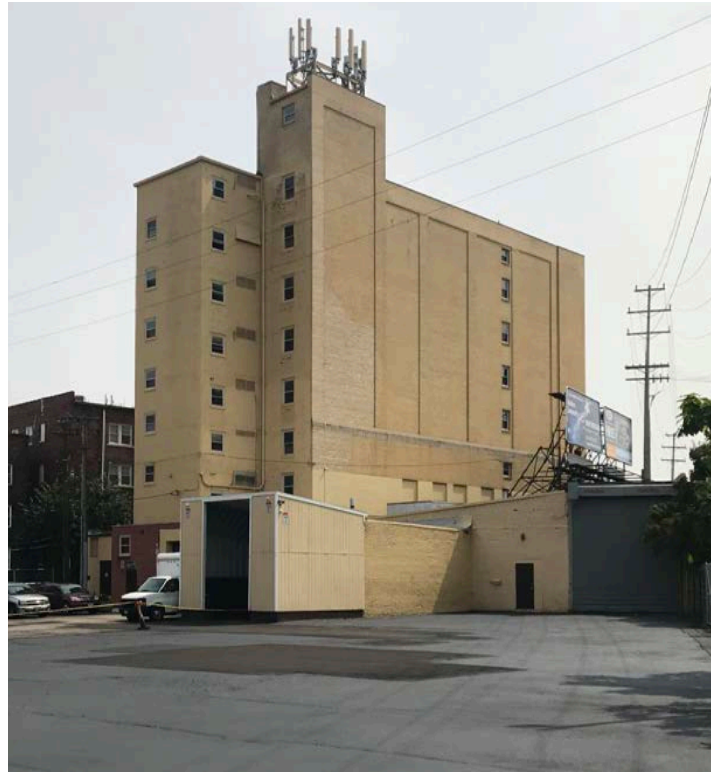
PARCEL AND MAP



EASY ACCESS TO I-90



PHOTOS



9800

DETROIT AVENUE
CLEVELAND, OHIO 4102



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