

# FOR SALE

## 434 E. 200th Street

EUCLID, OHIO 44119



## Property Specifications

TOTAL SF	6,391 SF
CONSTRUCTED	1940
LAND	.52 acres
LIGHTING	Fluorescent
HEAT	HVAC
AIR-CONDITIONING	Central
ROOF	Asphalt
CONSTRUCTION	Brick
DECK	Wood

## Features

- Fully operational restaurant and bar with banquet hall and bonus basement bar
- All inventory, fixtures and furniture included with sale
- Liquor license included with sale
- Sellers willing to help transition to new ownership
- 40 parking spaces

**JASON GRIFFITH**

Sales Associate

216.525.1494

[jgriffith@crescorealestate.com](mailto:jgriffith@crescorealestate.com)



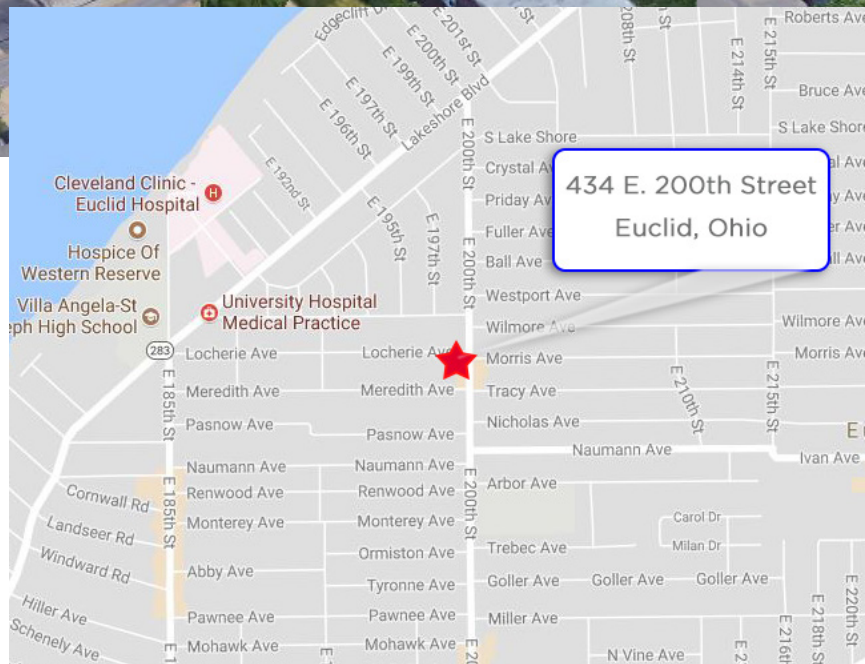
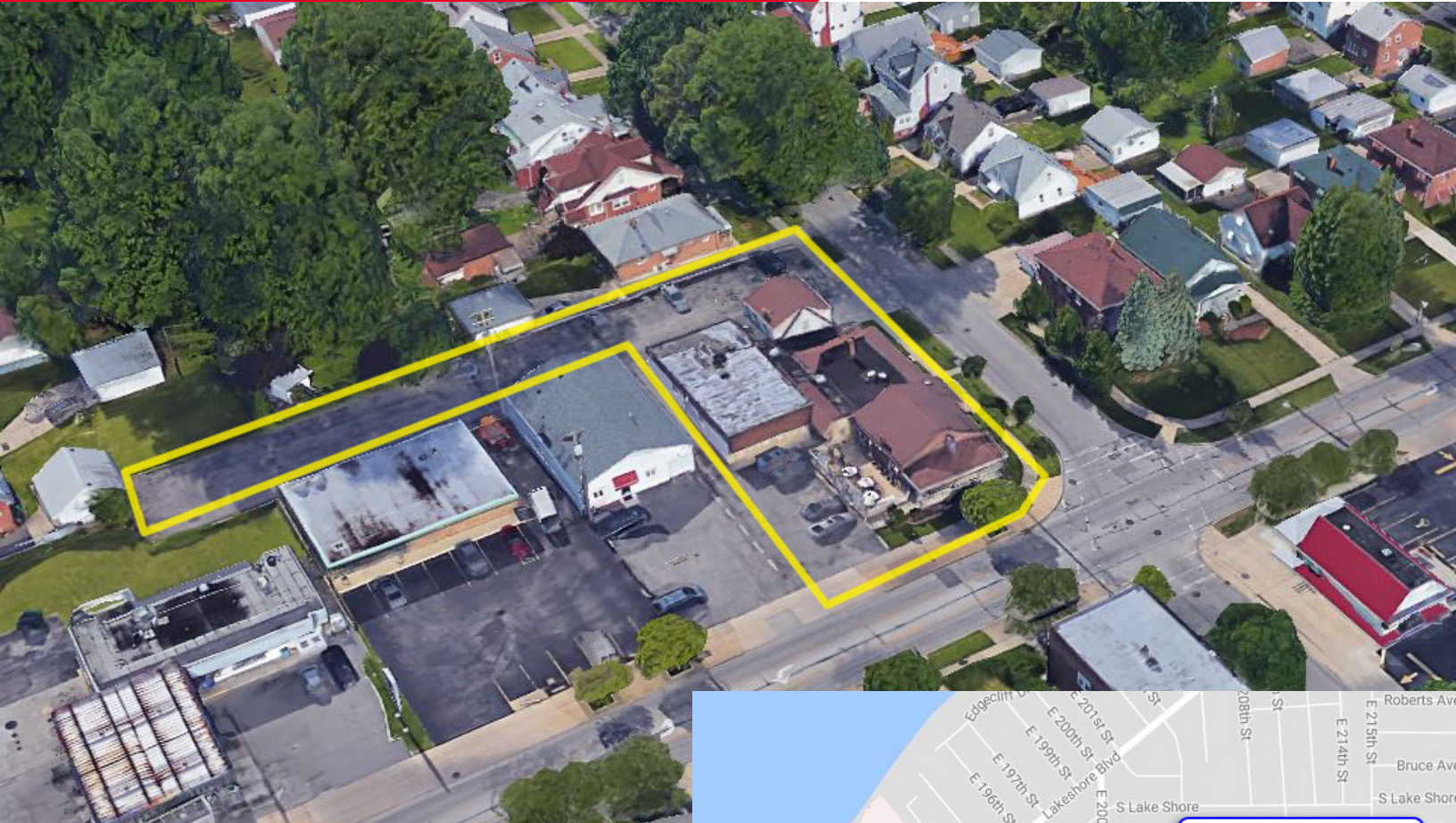
3 Summit Park Drive, Suite 200  
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P 216.520.1200 • F 216.520.1828  
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Photos



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## Summary (34607)



### KRISTY'S TAVERN 434 E. 200th Street Euclid, OH 44119

<b>Business Park:</b>	E. 200th
<b>County:</b>	Cuyahoga
<b>Market:</b>	NE-Z1
<b>Sub Market:</b>	Northeast/Euclid Area
<b>Land Size (Acres)</b>	0.52 Acres
<b>Available SF:</b>	6,391 SF
<b>Building SF:</b>	6,391 SF
<b>Retail SF:</b>	6,391 SF

#### Building/Space

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	Nightclub/Restaurant
<b>Year Built:</b>	1940
<b>Current Occupancy %:</b>	100.00%
<b># Floors:</b>	1
<b>Construction Type:</b>	Brick
<b>Exterior Type:</b>	Brick
<b>Roof Type:</b>	Asphalt
<b>Lighting Type</b>	Fluorescent
<b>Heat:</b>	HVAC
<b>AC:</b>	Central
<b>Frontage (feet):</b>	Good
<b>Floor Type:</b>	Wood

#### Utilities

<b>Gas:</b>	Dominion
<b>Water:</b>	City
<b>Sewer:</b>	City

#### General Listing/Transaction Information1

<b>Asking Price:</b>	\$375,000.00 \$58.68 Per SF
<b>Transaction Type:</b>	Sale

#### Parking

<b># Spaces:</b>	40
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#### Loading & Doors

#### Site

<b>Land SF:</b>	22,651 SF
<b>Parcel Number:</b>	641-12-098, 641-12-030, 641-12-031
<b>Access:</b>	Good
<b>Visibility:</b>	Good
<b>Frontage:</b>	Good
<b>Land Condition:</b>	Good

#### Contacts

<b>Listing Broker(s)</b>	Jason Griffith CRESCO Real Estate 216.525.1494 jgriffith@crescorealestate.com
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#### Comments

**Listing Comments:** Fully operational restaurant and bar with banquet hall and basement bar. All inventory, fixtures and furniture included with sale, liquor license included with sale. Sellers are willing to help transition to new ownership.