

38459 Lake Shore Boulevard (SR 283) - Corner Lot

Latitude 41.720568  
Longitude -81.342495

# Retail/Office For Sale/Lease

Willoughby, Ohio 44094 (Lake County)

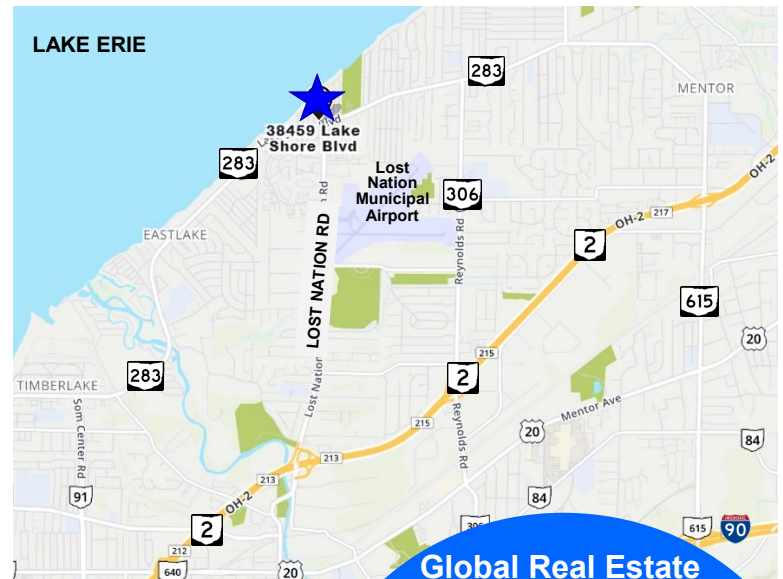
**Sale Price  
Reduced to  
\$355,000.00**



38459 Lake Shore Boulevard, Willoughby, OH 44094

## Property Highlights:

- Building Size: 3,128 ± SF
- Approximately .796 Acres
- Situated on a 2 Corner Lot:
  - ~Lake Shore Boulevard and Hayes Avenue
  - ~Lake Shore Boulevard and Bellevue Drive
- Traffic Signal Just A Few Feet Away
- Single Story Office Building
- 9 Exam Rooms and a 20'x12' Conference Room
- New Roof 2008
- T-1 Lines
- Rooftop HVAC
- Outstanding Location for Office or Medical
- Site will Accommodate a New Build
- Ample Parking
- High Traffic Area
- Frontage on Lake Shore Blvd.: 172 ± Feet
- Frontage on Bellevue Dr.: 165 ± Feet
- Frontage on Hayes Ave.: 192 ± Feet
- On Lake Tran Bus Route #3



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# GLOBAL Real Estate Advisors Inc. BROKER

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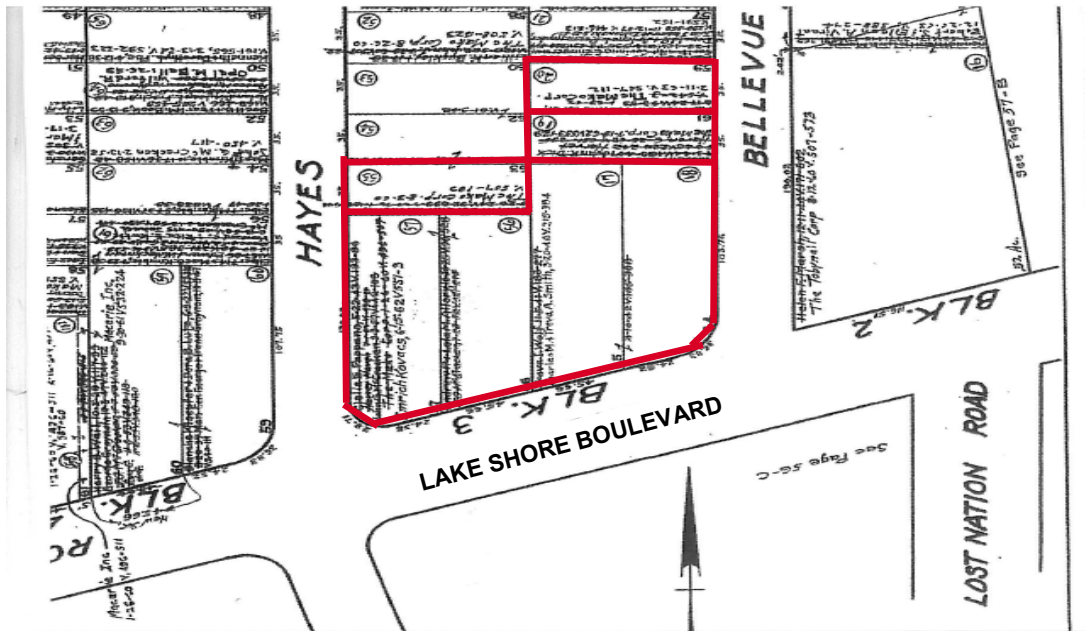


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\*Red lines indicate available parcels. Parcel lines are approximate



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