

FOR SALE: OFFICE BUILDING FOR LEASE: OFFICE SUITES

FOR SALE: ~~\$397,000~~ - **\$389,000**

FOR LEASE:

SUITE 200: \$200/MO

SUITE 240: \$1,000/MO

SUITE 320: \$650/MO

437 LAFAYETTE ROAD, MEDINA, OH 44256
ORCHARD PARK OFFICE BUILDING

GREAT OPPORTUNITY FOR OWNER/OCCUPIER



PROPERTY HIGHLIGHTS

- Suite 200: 154 SF single office
- Suite 240: 1,053 SF office with reception area, 3 private offices, large open work area, kitchenette, and storage
- Suite 320: 503 SF 3 room office
- 2015 Property Taxes: \$8,766.80
- Well-maintained office building with 7,669 SF of space on 0.85 acres
- 170' Frontage on high traffic US-42
- Ceiling heights of 8' to 15'
- 30 Parking spaces
- 5 Miles West of I-71 at SR-18 interchange
- Great street exposure with monument sign at street
- All utilities are included

LISTING AGENTS

MICHELLE MASICA | Michelle@GerspacherGroup.com

STEVE MASICA, CCIM | Steve@GerspacherGroup.com

SARAH COMBS | Sarah@GerspacherGroup.com

330.722.5002



Daily Traffic Count of 12,780

ANNUAL GROSS INCOME: \$43,200

POTENTIAL GROSS INCOME: \$77,400

GERSPACHER REAL ESTATE GROUP

5164 Normandy Park Drive, Suite 285, Medina, OH 44256

P: (330) 722-5002 | F: (330) 723-6330

FOR SALE: OFFICE BUILDING FOR LEASE: OFFICE SUITES

FOR SALE: ~~\$397,000~~ - **\$389,000**

FOR LEASE:

SUITE 200: \$200/MO

SUITE 240: \$1,000/MO

SUITE 320: \$650/MO

437 LAFAYETTE ROAD, MEDINA, OH 44256
ORCHARD PARK OFFICE BUILDING



HIGH TRAFFIC HIGH VISIBILITY AREA!

This property is situated on US-42, just Southwest of the historic Medina Square

This property has two entry drives, making the rear parking area easily accessible. It is approximately five miles to the I-71/SR-18 interchange

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.