

7536-7538-7540 Mentor Avenue (SR 20)

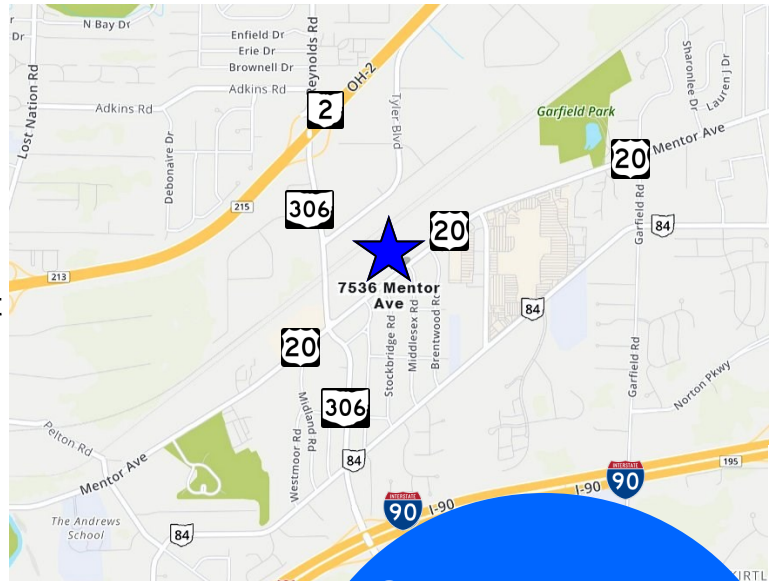
Mixed-Use Investment Sale - Retail/Office

Mentor, Ohio 44060 (Lake County)



Property Features:

- Building Size: 7,189± SF
- 3 Tenant Building:
 - 2,742± SF - Lifeguard Financial (Owner) - 1st Floor
 - 2,250± SF - Farmers Insurance - 2nd Floor
 - 1,693± SF - Leaf's Hair Lounge (Retail Space)
 - 504± SF - Storage Barn Attached
- Great Opportunity for Owner/Occupied Investment
- 100% Occupied and Owner is Willing to Relocate
- Newly Updated Office Build-out
- Cable Throughout the Building
- Ample Parking with 60± Spaces
- Beautifully Landscaped, Located in *High Traffic Area* with Great Visibility on Lake Tran Bus Route
- East of SR 306 and SR 20 (Mentor Avenue), Halfway Between I-90 and SR 2



www.GlobalCommercialRE.com

8585 East Ave., Mentor, Ohio 44060

Real Estate Advisors Inc.
BROKER

**Global Real Estate
Advisors, Inc.**

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Financial Breakdown

Rental Income	\$72,000.00 Annually
Building Maintenance	\$8,400.00 Annually
Real Estate Taxes	\$11,600.00 Annually
<u>Real Estate Insurance</u>	<u>\$2,942.00 Annually</u>
Net Operating Income	\$49,059.00 Annually

- Storage Barn: 504± SF Has Potential for Income
- Tenants Pay Their Own Utilities Separately Metered
- Owner - LifeGuard Financial will Lease Back 2,742± SF @ \$2,800.00 Monthly - Term TBD
- 8% Cap Rate: \$613,225.00
- 9% Cap Rate: \$545,089.00
- 10% Cap Rate: \$490,580.00

Offering Price - \$559,000.00

For Additional Information

Contact:

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