

# FOR SALE

## 9257 Midwest Avenue

GARFIELD HEIGHTS, OHIO 44125

**PRICE  
REDUCED  
TO  
\$799,000**



## Features

- Extensive remodel in 2016 including all interior, roof & HVAC
- \$700,000 invested in total improvements
- Situated on 1.3 acres
- 40 parking spaces
- Room for expansion
- Excellent highway access

## Property Specifications

TOTAL SF	10,000 SF	FLOORING	Epoxy sealed concrete
LAND	1.29 Acres	HVAC	New roof mounted units 2016
YEAR BUILT/RENOVATED	1968/2006/2016	OVERHEAD DOORS	One (1)
EXTERIOR	Brick/concrete block	CLEAR HEIGHT	11'
ROOF	New flat membrane 2016 (20 year warranty)	ZONING	U-11 office/industrial
WINDOWS	Fixed glass with metal frames	FLOORING	One (1)
LIGHTING	New florescent 2016	LOCATION	Within one mile of I-480 on/ off ramps at Transportation Boulevard

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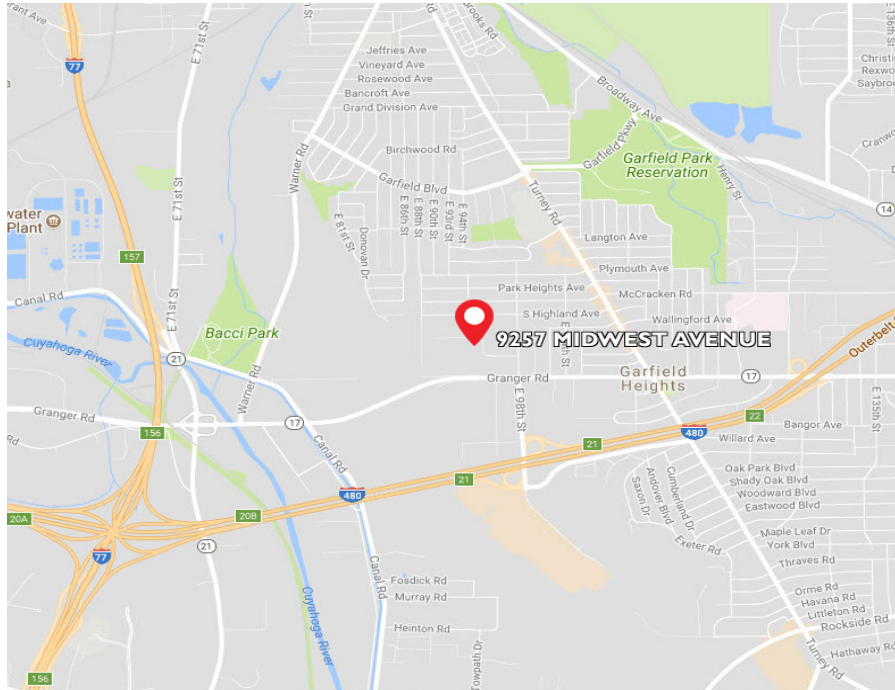
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### 2016 Building Improvements

- Roof stripped to deck and 1st layer rubber roof installed with a 20 year manufacturer guarantee
- All HVAC duct work replaced
- Two new energy efficient HVAC roof top units
- New drop ceiling throughout with new light fixtures and bulbs
- State of the art security system with camera and motion sensors with access from an iPhone
- All new wiring - electrical/IT (with high speed WOW Cable internet)
- Wall to Wall maintenance free non-skid epoxy flooring
- New ADA bathrooms with upgraded fixtures
- New kitchen fixtures, cupboards and garbage disposal
- New wet bar with upgraded fixture and mini fridge in the Master Office
- New doors (new front lobby doors and concrete) new interior doors and new metal security door in back



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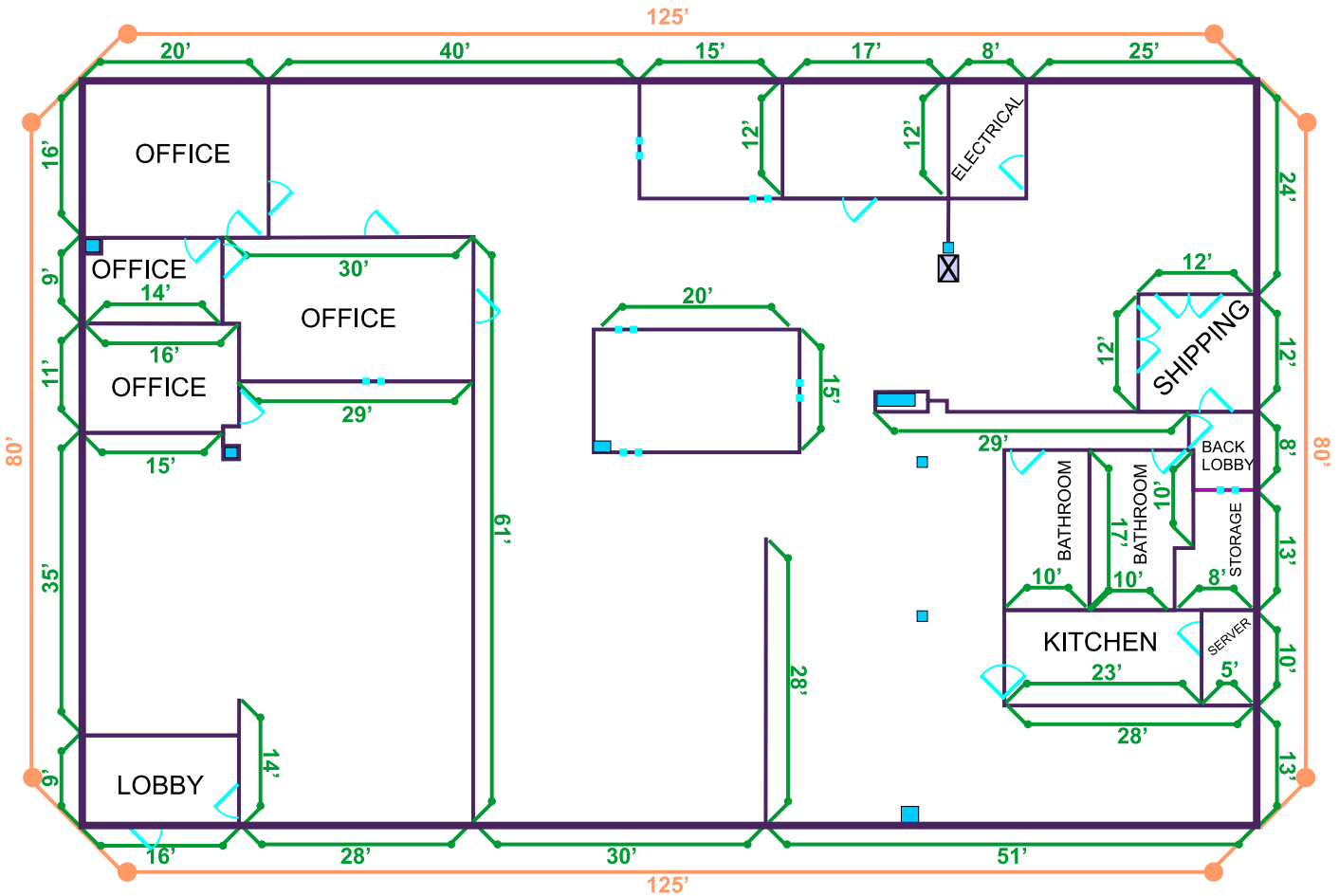
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## Floorplan



### LEGEND

- WALL
- EXTERIOR DIMENSION
- INTERIOR DIMENSION
- ✓ PASSAGE WITH DOOR
- ⋯ PASSAGE NO DOOR
- BEAM
- ⊗ WATER MAIN

**9257 MIDWEST AVE  
CLEVELAND OH, 44125  
UPDATED 7/2017**

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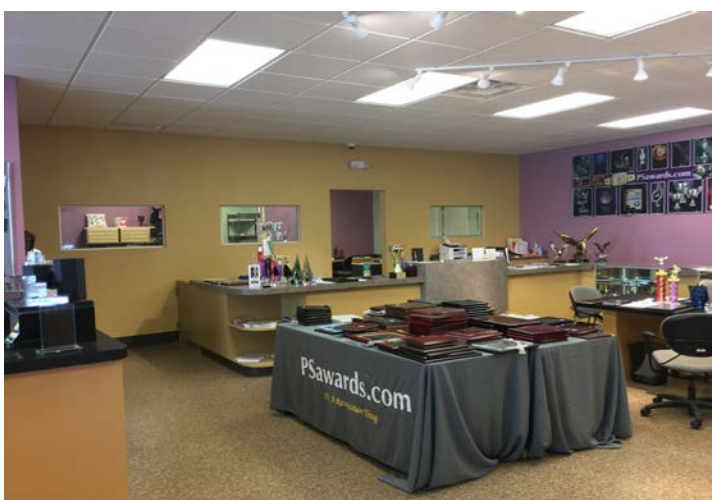


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## Photos



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