

# FOR SALE

## 4321-4323 Pearl Road

CLEVELAND, OHIO 44109



## Property Specifications

TOTAL SF	15,700 SF
OFFICE SF	700 SF
INDUSTRIAL SF	15,000 SF
LAND	0.8 acres
CONSTRUCTED	1945
LIGHTING	Fluorescent & Metal Halide
HEAT	Gas Blowers



**JASON GRIFFITH**

Sales Associate

216.525.1494

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### Aerial



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## Photos



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Profile 1 of 1

## Summary (34570)



### 4321-4323 PEARL ROAD 4321-4323 Pearl Road Cleveland, OH 44109

<b>Market:</b>	NW-Z1
<b>Sub Market:</b>	Westpark/Cleveland West Area
<b>Land Size (Acres)</b>	0.8 Acres
<b>Available SF:</b>	15,700 SF
<b>Building SF:</b>	15,700 SF
<b>Industrial SF:</b>	15,000 SF
<b>Office SF:</b>	700 SF

### Building

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	Automotive
<b>Secondary Use:</b>	Light Industrial
<b>Year Built:</b>	1945
<b>Current Occupancy %:</b>	100.00%
<b>ConstructionType:</b>	Block
<b>Exterior Type:</b>	Brick
<b>Roof Type:</b>	Flat
<b>Deck Type:</b>	Metal
<b>Floor Type:</b>	Concrete
<b>Lighting Type:</b>	Fluorescent/Metal Halide
<b>Heat:</b>	Gas Blowers
<b>AC:</b>	None

### Utilities

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

### Site

<b>Land SF:</b>	34,848 SF
<b>Land Condition:</b>	Good

### Crane

### Comments

**Listing Comments:** Currently occupied by 3 tenants on month to month leases. Willing to stay or go. Gross income collected in \$6,000/month. Excellent location in Old Brooklyn.

### General Listing/Transaction Information

<b>Asking Price:</b>	\$449,000.00 \$28.60 Per SF
<b>Transaction Type:</b>	Sale

### Parking

### Loading & Doors

<b># GL/DID:</b>	2
<b>Total Doors:</b>	2

### Contacts

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