

26000 Chardon Road (SR 6 & Route 175)

Retail/Office Strip Center For Sale - 1.07± Acres

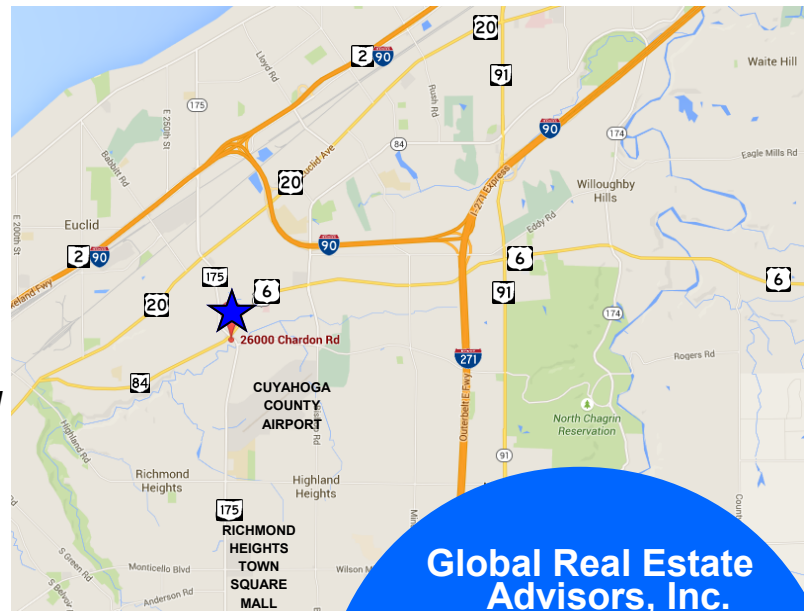
Richmond Heights, Ohio 44143 (Cuyahoga County)



26000 Chardon Road, Richmond Heights, OH 44143

Property Features:

- 14,900± Square Feet
- 1.07± Acres
- Owner - "Sands Company Jewelers"
- 3 Road Access
 - ~Chardon Road - SR 6
 - ~Richmond Road - SR 175
 - ~Chardonview Drive
- High Traffic Area - High Profile
- On RTA Bus Route # 94
- Walking Distance to *University Hospital Medical Center*
- All Electrical has been Upgraded
- All Units Separately Metered
- Ample Parking with 57 Spaces



**Global Real Estate
Advisors, Inc.**

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Area Features:

- Minutes from *Shoppes at Willoughby Hills & Bishop Road*
- Across from *Speedway & Sunoco*
- *Regional Transit* Bus Route has 2 Stops in Front of Property
- Situated in the Heart of Richmond Heights
- Approximately 20 Minutes from Cleveland

Tenant Information:

- Anchor Tenant is the Owner "Sands Company Jewelers" - 6,500± SF
- Hairdresser Occupies Approximately 1,000± SF
- 1st Floor Unit Available - All or Part - 1,992± SF
- Lower Level Suite - 3,900± SF
- Total Contiguous Space Available 5,892± SF
- Approximately 270± SF of Common Area

Financial Information:

- Taxes - \$23,160 Annually (2014) Approximately
- CAM - \$2,600 Annually (2014) Approximately
- Building Insurance - \$5,800 Annually (2014) Approximately



UPPER CORNER UNIT



LOWER LEVEL UNIT



OUTDOOR LOWER LEVEL



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