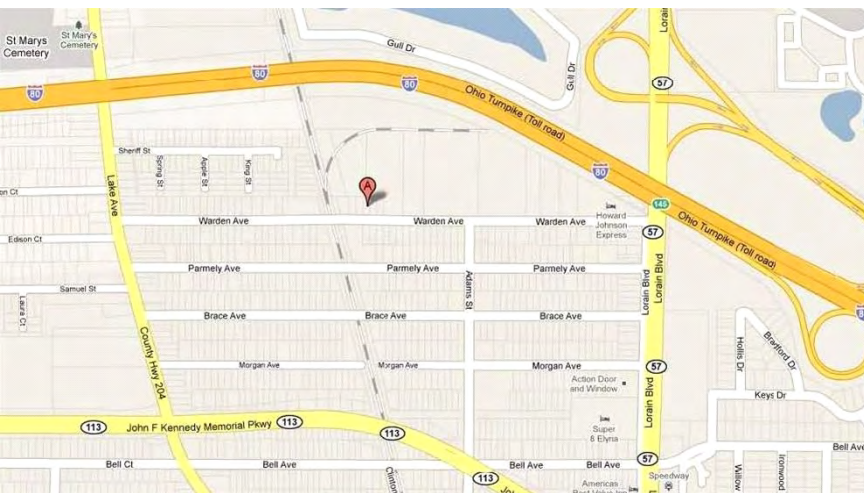


212 Warden Ave.

Elyria, OH 44036



For Sale - Small Office/Warehouse Building - Ideal Location



- ◆ 3,840 Sq. Ft. Building situated on approximately .30 acres. Total lot size is 92' x 137'.
- ◆ Approximately 1,920 Sq. Ft. - Office/Showroom area.
- ◆ Approximately 1,920 Sq. Ft. - Warehouse/Shop area.
- ◆ Building is being sold with an additional parcel of land for possible future expansion.
- ◆ One (1) 8' x 8' overhead garage door.
- ◆ 220/3 phase electrical service.
- ◆ Ample parking lot on property.
- ◆ Zoned L-1 - Light Commercial.
- ◆ Great location - Within minutes of the Ohio Turnpike (I-80), SR#2 (I-90) and Midway Mall.
- ◆ **Asking Price: \$199,000**

**Newmark Grubb
Knight Frank**

Michael P. Petrigan Executive Managing Director **216.453.3017** mpetrigan@ngkf.com

1350 Euclid Avenue, Suite 300, Cleveland, OH 44115

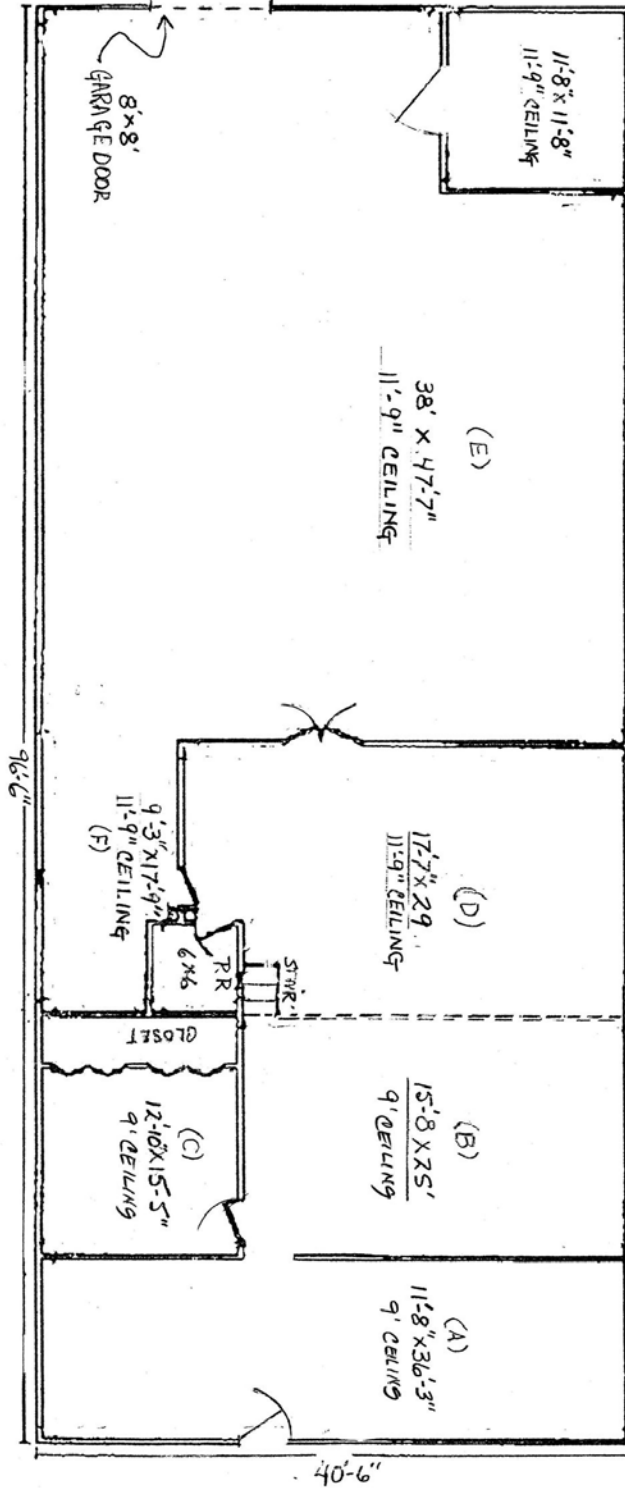
Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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212 WARDEN AVE



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Office/Showroom Area



Warehouse/Work Shop Area



Large Open Area



Office Area

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