

# 1530 West River

Elyria, OH 44036



## *2nd Price Reduction!*



## For Sale or Lease - Beautiful Class A Office Building

*New Asking Price Is Now*

***\$1,850,000***

**Was Previously ~~\$2,200,000~~ and ~~\$2,000,000~~**

**Lease Rate - \$13.50/SF Gross**

**Lower Level - \$8.00/SF Gross**

**NOI: \$212,073.94**

### HIGHLIGHTS:

- ◆ Very attractive, 28,000 SF Class A office building located near Midway Mall
- ◆ Available Space: 1,100 SF on the Lower Level, 782 SF on the 1st floor, 1,200 SF on the 2nd floor, and 3,287 SF on the 3rd floor.
- ◆ Updated finishes throughout. Includes Ground Lease.
- ◆ Building is currently 92% occupied
- ◆ Ample surface parking.
- ◆ Excellent highway access and close proximity to restaurants, retail, banking and other conveniences
- ◆ Outstanding Investment Opportunity!

**Newmark Grubb  
Knight Frank**

**Michael P. Petrigan** (Licensed Real Estate Salesperson) Executive Managing

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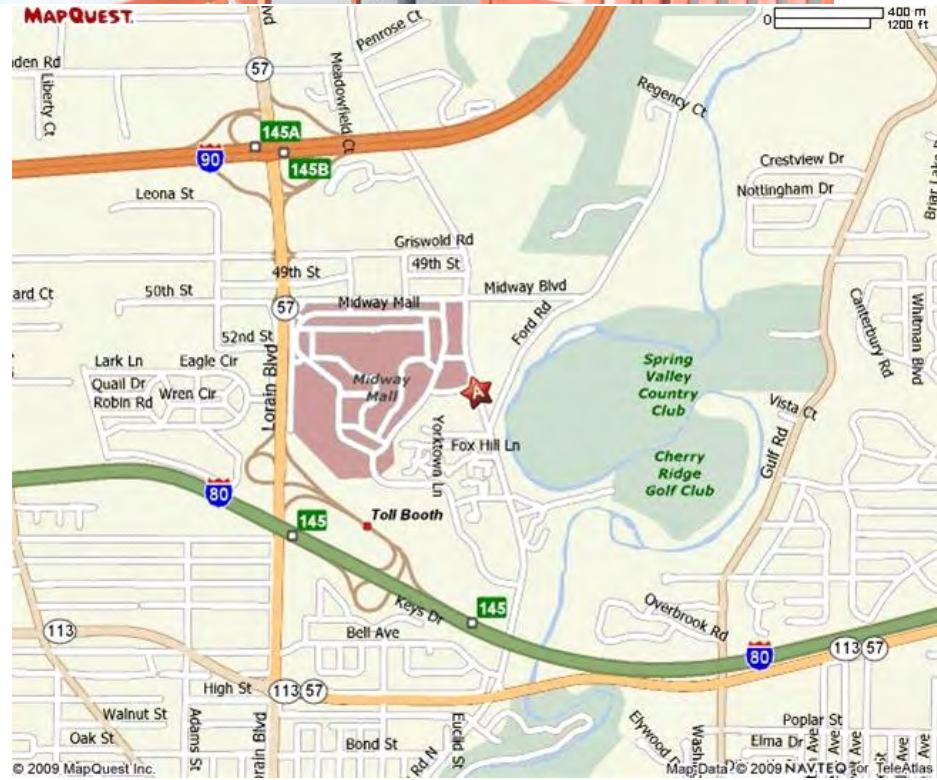
1350 Euclid Ave., Suite 300, Cleveland, OH 44115

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