

RETAIL FOR SALE

14,500 SF COMMERCIAL BUILDING WITH TWO APARTMENTS FOR ADDED-VALUE!

7003 Center Street, Mentor, OH 44060



OFFERING SUMMARY

SALE PRICE:	\$690,000
AVAILABLE SF:	
LOT SIZE:	0.54 Acres
BUILDING SIZE:	+/- 14,000 SF
RENOVATED:	2002
ZONING:	B-2
PRICE / SF:	\$47.59

PROPERTY OVERVIEW

Well-maintained commercial retail building for sale in Mentor, Ohio consisting of +/-14,000 total SF. Very high traffic volume in high demand retail area on Center Street. Includes rent-able apartment and garage space. Gallery One business is not for sale and will be moving. Building consist of masonry block building with metal roof deck, columns, and beams. Roof is a flat asphalt roof and needs repaired. Entire space is air-conditioned, well-lit spot/can lighting, with surround sound throughout. Rooms include a lunch room, offices, private and public restrooms, counter and sales, areas, wood-shop, storage art rooms with flat file shelving, and merchandise rooms. Two apartments in rear of property need renovated and will be added value of income when completed. The main drive involves a shared easement agreement with Classic Car Wash and the other retail/office businesses to the South.

Gallery One Art Studio has been a Mentor staple for over 40 years. Owners have decided to retire and concentrate on on-line art sales. All contents will be sold or removed immediately upon a mutually agreed sales agreement. This property could be re-purposed for a retail clothing store, any auto-related business (adjacent to Classic Auto Campus), gym/exercise facility, dance studio, medical clinic, pet-related business, and a large office complex.

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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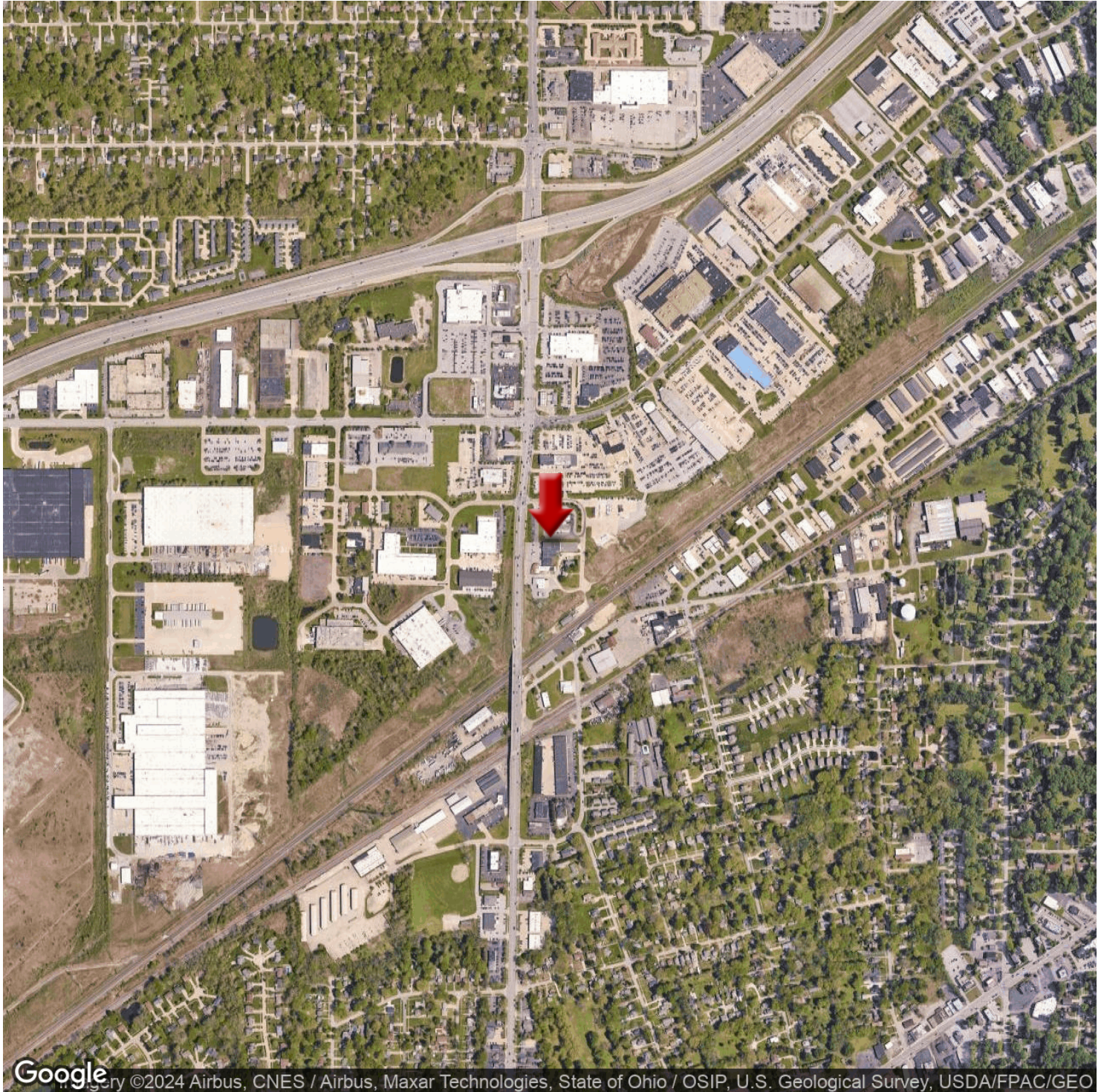
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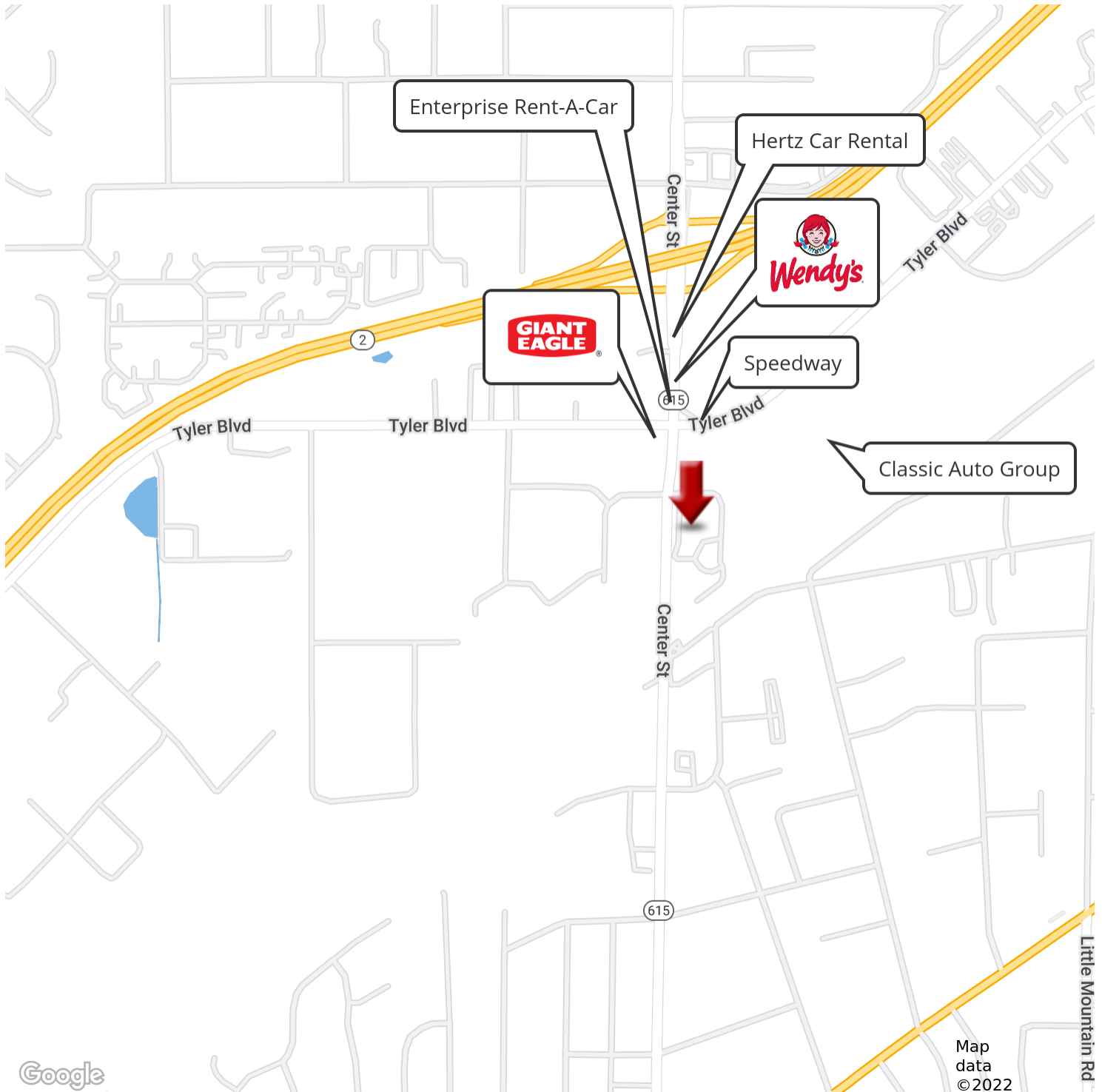
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