

SALE

754 S. Cleveland Ave

MULTI-TENANT MEDICAL/OFFICE

Mogadore, OH 44260

PRESENTED BY:

NICHOLE BOOKER, PHD

Senior Advisor

C: 330.475.5500

nichole.booker@svn.com

JENNA THARP

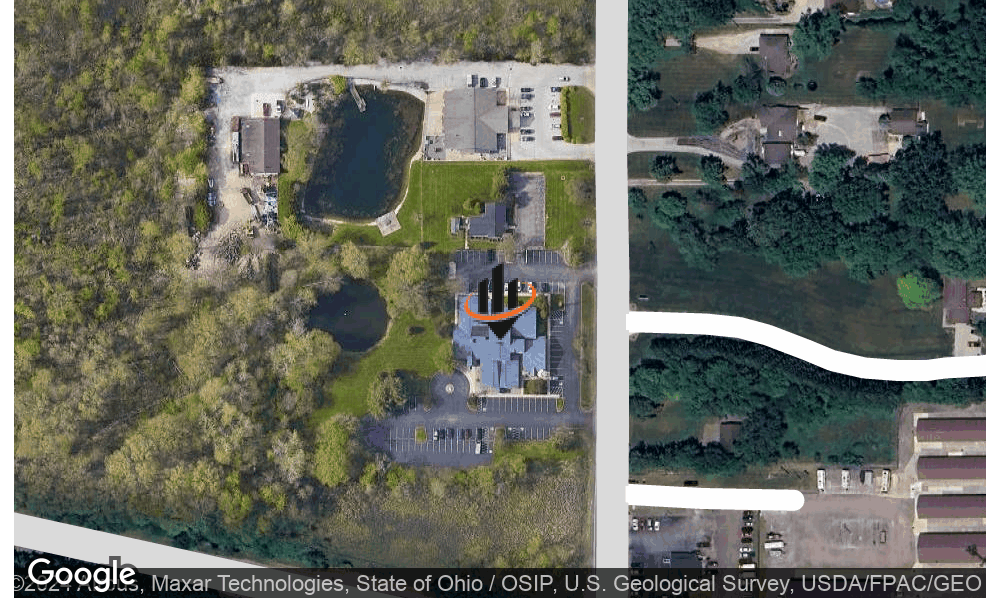
Associate Advisor

C: 231.633.1642

jenna.tharp@svn.com



OFFERING SUMMARY



SUMMARY

SALE PRICE:	\$1,150,000
BUILDING SIZE:	16,488 SF
LOT SIZE:	6.47 Acres
YEAR BUILT:	1989
RENOVATED:	2021
APN:	5109346; 5104005

OVERVIEW

SVN Summit Commercial Advisors is pleased to exclusively offer Portage Hills Park West, 90% occupied, medical/office investment opportunity. Net leases; anchor tenant (private practice) with 8 years remaining; other leases with 5, 6, and 3 years remaining. Upside exists in leasing the vacant 2nd floor suite and billing back as per leases. The property is strategically located off SR-224 in a gorgeous park-like setting in Mogadore, Ohio in Summit County on the border of Portage county.

INVESTMENT HIGHLIGHTS

- 90% occupied medical/office building
- New water system (2021)
- New monument signage (2021)
- Parking lot resurfaced and restriped (2021)
- 50% of the building has been updated to LED (2021 & 2022)
- Value-add with one remaining vacancy

ADDITIONAL PHOTOS



AERIAL & AREA MAP

