

38459 Lake Shore Boulevard (SR 283) - Corner Lot

Latitude 41.720568
Longitude -81.342495

Retail/Office For Sale/Lease

Willoughby, Ohio 44094 (Lake County)

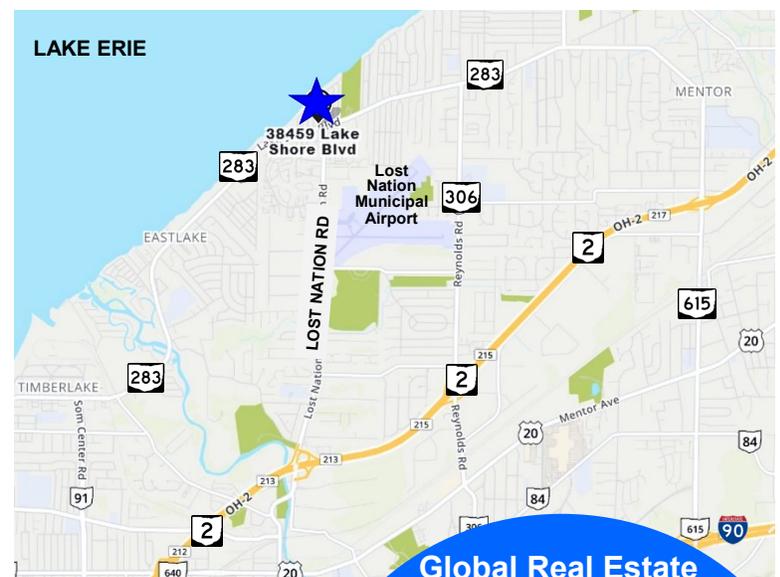
**Sale
Priced At
\$375,000.00**



38459 Lake Shore Boulevard, Willoughby, OH 44094

Property Highlights:

- Building Size: 3,128 ± SF
- Approximately .796 Acres
- Situated on a 2 Corner Lot:
 - ~Lake Shore Boulevard and Hayes Avenue
 - ~Lake Shore Boulevard and Bellevue Drive
- Traffic Signal Just A Few Feet Away
- Single Story Office Building
- 9 Exam Rooms and a 20'x12' Conference Room
- New Roof 2008
- T-1 Lines
- Rooftop HVAC
- Outstanding Location for Office or Medical
- Site will Accommodate a New Build
- Ample Parking
- High Traffic Area
- Frontage on Lake Shore Blvd.: 172 ± Feet
- Frontage on Bellevue Dr.: 165 ± Feet
- Frontage on Hayes Ave.: 192 ± Feet
- On Lake Tran Bus Route #3



**Global Real Estate
Advisors, Inc.**

Neil Sawicki, SIOR, Broker
Office: 440.255.5552 x. 221
Cell: 440.339.8585
Neil@GlobalCommercialRE.com

David C. Sigg, CCIM
Office: 440.255.5552 x. 224
Cell: 440.668.3300
Sigg@GlobalCommercialRE.com



www.GlobalCommercialRE.com
8585 East Ave., Mentor, Ohio 44060

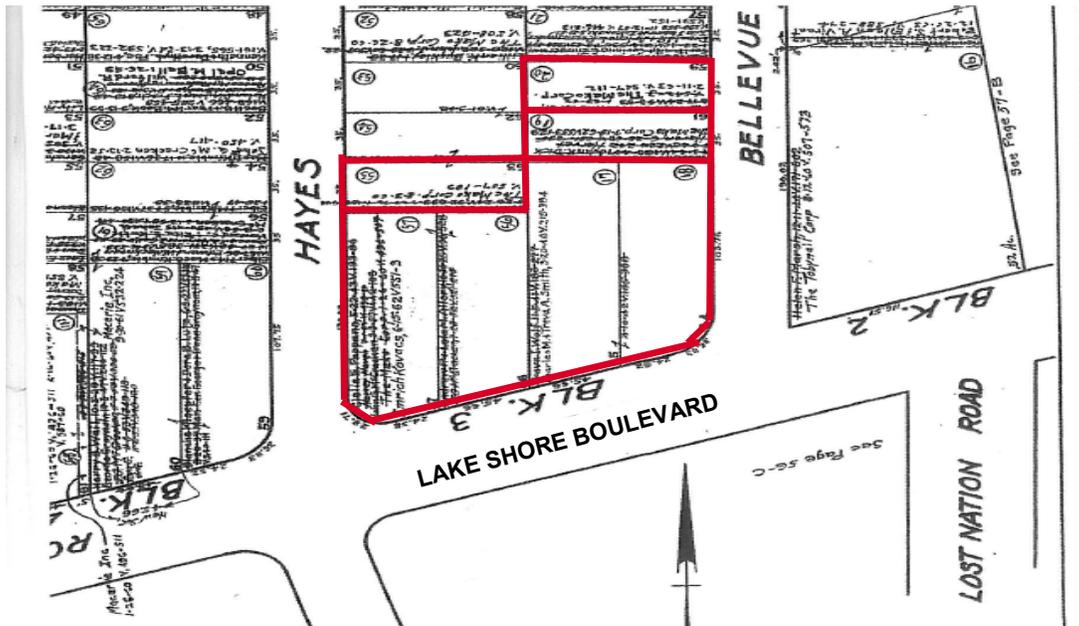
This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. 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.

38459 Lake Shore Boulevard (SR 283) - Corner Lot

Latitude 41.720568
Longitude -81.342495

Retail/Office For Sale/Lease

Willoughby, Ohio 44094 (Lake County)



*Red lines indicate available parcels. Parcel lines are approximate



Global Real Estate Advisors, Inc.
Neil Sawicki, SIOR, Broker
 Office: 440.255.5552 x. 221
 Cell: 440.339.8585
 Neil@GlobalCommercialRE.com

David C. Sigg, CCIM
 Office: 440.255.5552 x. 224
 Cell: 440.668.3300
 Sigg@GlobalCommercialRE.com



www.GlobalCommercialRE.com
8585 East Ave., Mentor, Ohio 44060

GLOBAL Real Estate Advisors Inc. BROKER

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. 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.