

# 5255 N. Abbe Rd. Sheffield, OH



## INVESTMENT OPPORTUNITY

Leased 4,750 s.f. commercial building on .55 acres in the heart of Sheffield's business district just off SR 2. This site is part of the North College Meadows Business Park surrounded by medical offices, the Ohio Business College, the Lorain County Community College, Sam's Club and other major businesses in a highly traveled vicinity.

**Presented By: Edmond A. Hoty**  
2401 Sawmill Parkway, Suite 3  
Huron, OH 44839  
(419) 433-1144 ext. 12  
(419) 433-7112 fax  
Email: [hoty@eh2401.com](mailto:hoty@eh2401.com)



## Client Detail Report

Listings as of 10/12/09 at 4:03pm

<b>Active</b> 10/12/09	Listing # 3076431 County: Lorain	5255 N Abbe Rd Sheffield, OH 44035-1451	Listing Price: \$890,000
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[See Additional Pictures](#)

<b>Prop Type</b>	Commercial	<b>Prop Subtype(s)</b>	Office
<b>Area</b>	Sheffield		
		<b>Approx Finished SqFt</b>	4750 Appraiser
<b>Year Built</b>	1995	<b>Price/Sq Ft</b>	\$187.37
<b>APN</b>	0300001000129	<b>Lot Sq Ft (approx)</b>	23958 ((Public Record Auto))
<b>DOM/CDOM</b>	0/0	<b>Lot Acres (approx)</b>	0.550

**Public Remarks** Great investment opportunity: 4,750 sf commercial building leased to the Cleveland Clinic on a 3 year NNN lease. This site is part of the highly successful North College Meadows Business Park surrounded by established medical offices, the Ohio Business College, the Lorain County Community College, Sam's Club, and the Cobblestone Square shopping center. Offers frontage along high traffic count area: ODOT reported average of 24,350 cars per day. This is the opportunity you don't want to miss.

<b>Multiple PIN #</b>	No	<b>Office Type</b>	Medical
<b>Annual Taxes</b>	\$13275.14	<b>For Lease</b>	No
<b>For Sale</b>	Yes		
<b>Property Details</b>		<b>Basement Detail</b>	Slab
<b>Current Use</b>	Medical Office		
<b>Elevator</b>	N/A		
<b>Apartment Unit Info</b>		<b>Parking</b>	Outdoor
<b>Roof</b>	Rubber, Flat	<b>Heating Type</b>	Forced Air
<b>Location</b>	Freestanding, Office Park	<b>Water/Sewer</b>	Public Sewer, Public Water
<b>Heating Fuel</b>	Gas	<b>Cost</b>	Per Month
<b>Cooling Type</b>	Central Air	<b>Util./Owner Pays</b>	None
<b>Cost Per Month</b>	6573.00		
<b>Util./Tenant Pays</b>	Pays All		
<b>Available Financing</b>		<b>Cap Rate</b>	8.00%
<b>Possession</b>	Other		
<b>Net Operating Income</b>	78887.00		

<b>Presented By:</b>	<b>Edmond A Hoty*</b>	<b>Edmond Hoty Real Estate</b>
	Office: 419-433-1144	2401 Sawmill Parkway, Suite 3 Huron, OH 44839 419-433-1144 Fax: 419-433-7112
	E-mail: hoty@eh2401.com Web Page: http://www.edhoty.com	<b>See our listings online:</b> <a href="http://www.edhoty.com">http://www.edhoty.com</a>
October 2009		

Featured properties may not be listed by the office/agent presenting this brochure.  
All information herein has not been verified and is not guaranteed





## **5255 N. ABBE RD.**

### **Location**

This property fronts on N. Abbe Road, which is also known as SR 301. Located within the Sheffield Village Limits, 1/4 mile north of the Elyria Corporation Limits, in Lorain county. Near the entrance of the North College Meadows Business Park, which is a mix of commercial offices and medical offices.

### **Neighborhood**

The Abbe Road corridor is a mix of commercial office, retail and food service. Within the immediate vicinity is the regional shopping plaza known as Cobblestone Square. The Lorain County Community College is located one mile south.

### **Asking Price**

**Sale:** \$890,000.00

### **Land**

Parcel is .5508 acre.

### **Building**

Single tenant medical office of 4,750 square feet. Seven conventionally sized and two handicapped accessible parking spaces service this location. Easement for parking offering additional 120 spaces.

### **Construction**

Facility built in 1995 using frame construction. Building has a concrete block perimeter support with a concrete slab foundation. Exterior finished with a raised panel relief Dryvit exterior. Windows are insulated glass with a fixed pane. The roof is a rubberized membrane cover.

### **Utilities**

Serviced by all municipal utilities. Powered with a 3-phase 400 amp split service entrance. Structure heated with two forced air furnaces with central air conditioning. Serviced with a 52 gallon electric water heater.

### **Tenant**

Fully Occupied: Cleveland Clinic Foundation

Tenant Since: 2006

Lease: \$6,573.88/month + NNN reimbursement

Lease Terms: Please contact EDMOND HOTY REAL ESTATE for detailed information

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**EDMOND HOTY  
REAL ESTATE**

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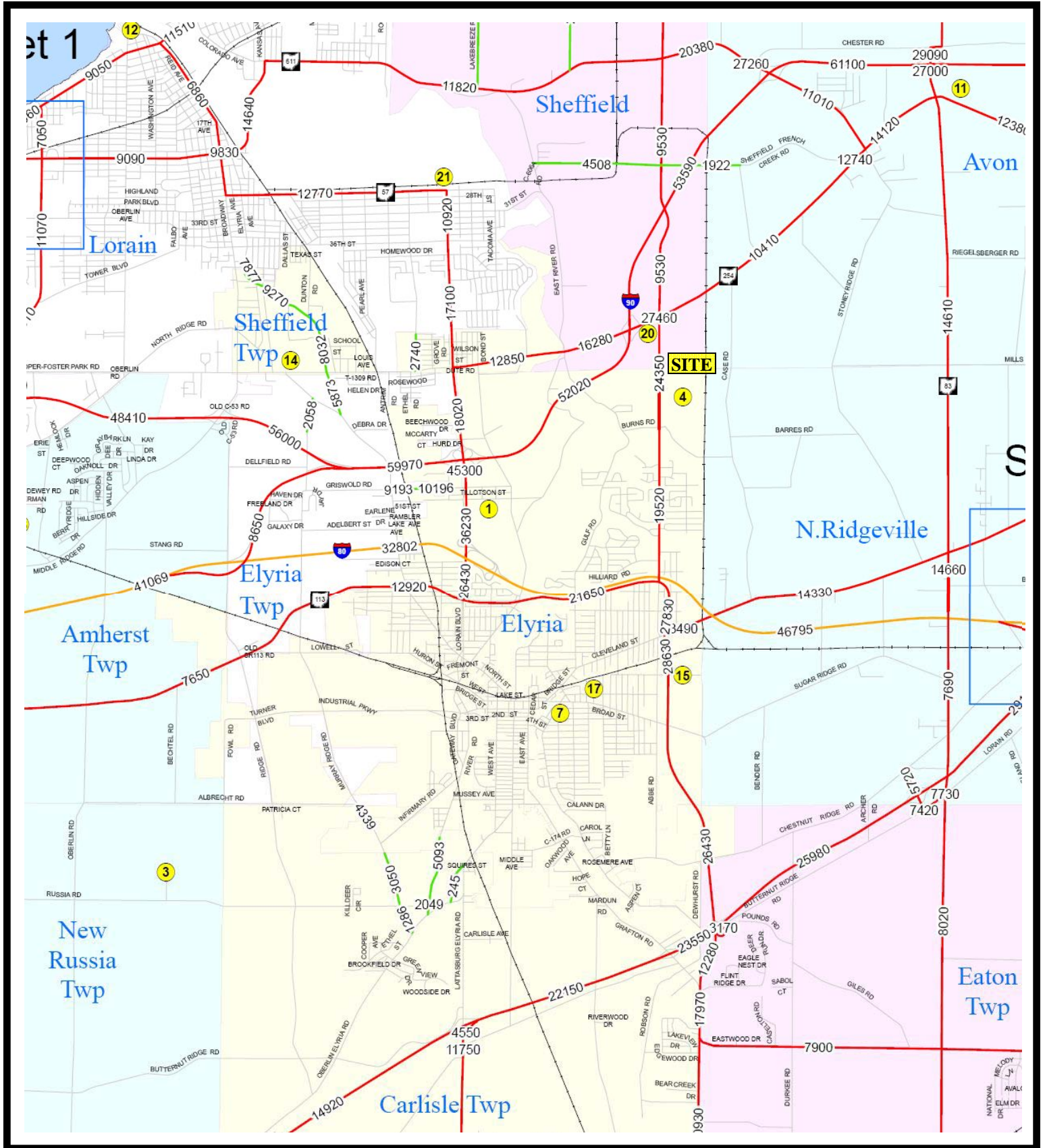


**● = SITE**

**5255 N. ABBE RD.**



# ODOT DAILY TRAFFIC COUNT - 2008





PREPARED FOR: MICKI TUBBS  
 SURVEY OF 03-00-001-000-047, -101 & -103  
 PROPOSED LOT SPLIT PARCEL NO. 1 & 2  
 VILLAGE OF SHEFFIELD, COUNTY OF LORAIN  
 STATE OF OHIO, ORIGINAL LOT NO. 1

MONUMENT BOX FOUND & USED  
 PLACE OF BEGINNING

HOAG DRIVE



RICHARD M. & SHARON A. SWEDA  
 03-00-001-000-047  
 CONVEY NO. 3479



PREPARED BY: TRIANGLE SURVEYING INC.  
 130 SOUTH POINT DRIVE  
 AVON LAKE, OHIO 44012  
 (419) 285-8104



*Carl P. Anderson*  
 P.E.



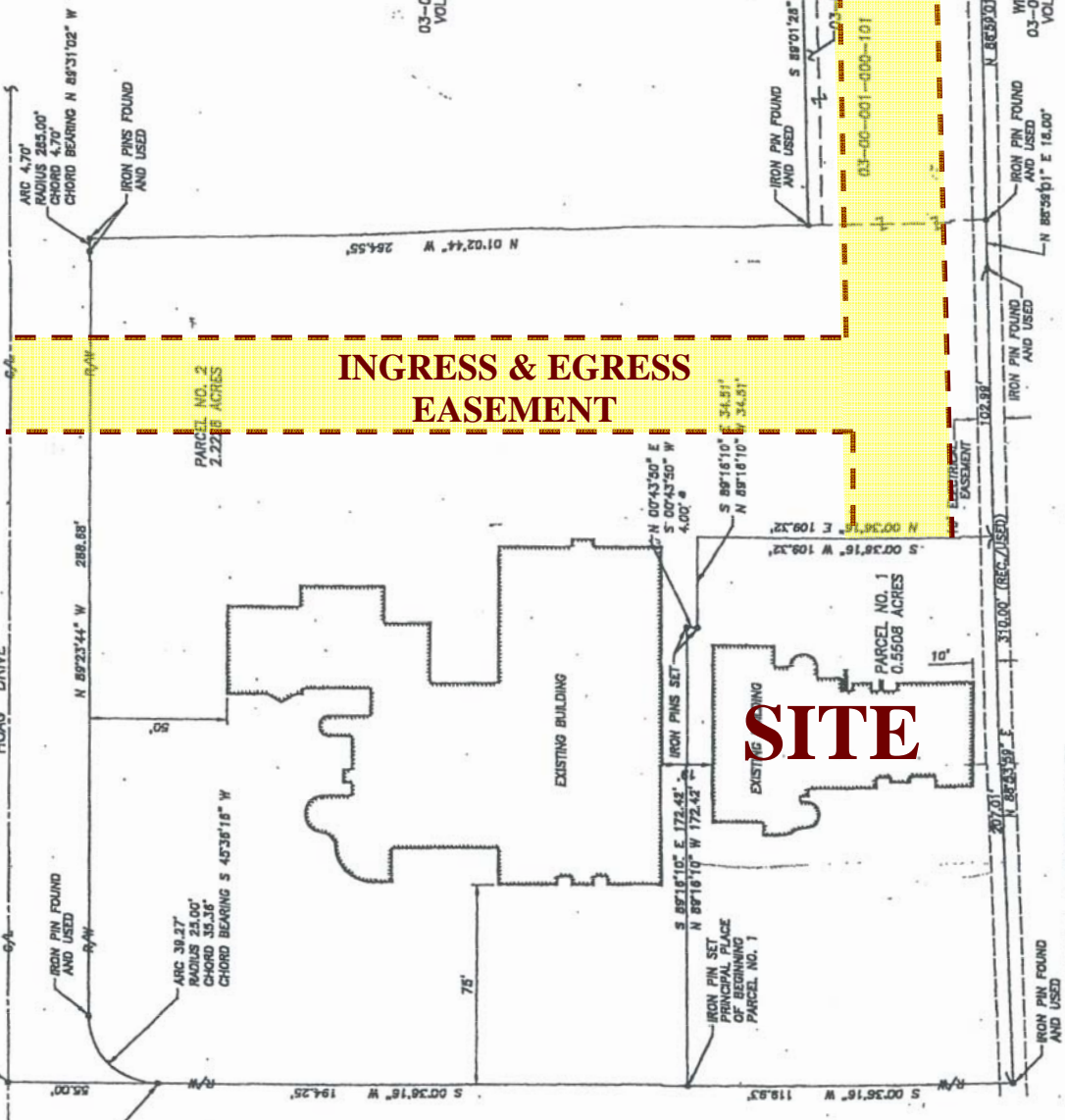
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MONUMENT BOX FOUND & USED  
 PLACE OF BEGINNING

HOAG DRIVE

ABBE ROAD (40')

MEADOW LAKE (60')



**INGRESS & EGRESS  
 EASEMENT**

**SITE**

03-00-001-000-104  
 VOL. 1112 PG. 403

03-00-001-000-086  
 WILLIAM SWARTZ  
 VOL. 741 PG. 786

RICHARD M. & SHARON A. SWEDA  
 03-00-001-000-047  
 CONVEY NO. 3479



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## **D I S C L A I M E R**

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