



Cross Property Agent Full



Commercial ML: **4458101 Active** LP: **\$1,700**
24945 Detroit Rd, Westlake, OH 44145 SP:
 Subdiv: **Westhill Estates** List Date: **05/10/23**
 Twp: **Westlake** List Date Rec: **05/13/23**
 Lot #: Pending Date:
 County: **Cuyahoga** Contingent Dt:
 Off Mkt Date:
 Closing Date:
 Exp. Date: **11/10/23**
 DOM/CDOM: **5/5** 📍

Subtype: **Retail**
 Parcel ID: **213-24-002**

[Virtual Tour-Property Panorama](#)

Directions: **90 to columbia rd. East on Detroit. The buiding is on the south side of Detroit.**

Recent Change: 05/13/2023 : NEW

<u>Property Information</u>		Annual Taxes: TBD	Assessments: No	For Sale/Lease: For Lease
Approx Fin SqFt: 1,700 / Owner	Traffic Count/Day:			
SqFt Source: Owner	Current Use:			
Industrial SqFt:	Lot Size (Acres): 1.610			
Office SqFt:	Lot Size Source:			
Retail SqFt: 1,700	Lot Size Frontage: 242			
Residential SqFt:	Lot Size Depth: 370			
Warehouse Sq Ft:	Lot Size Dimensions:			
SqFt Price Min:	Above Ground Storie:			
SqFt Price Max:	Basement Detail: No/None			
Year Built: 1939	Fences:			
Total # of Prkng Spc:	Location:			
Miscellaneous:	Parking: Outdoor			
Freight Amenities:				
Heating Type: Forced Air				
Heating Fuel:				
Roof:				
Water/Sewer: Public Water, Public Sewer				
Cooling Type:				
Terms/Conditions:				
Cost: Per Month	Cost Per Month:	Cost Per SqFt:	Cost Other:	
Util/Owner Pays:				
Util/Tenant Pays: Cable/Electric Link, Electric, Gas, Heating				

<u>Income & Expenses</u>		Additional Expenses Cam fee \$455	
Gross Rent:	Insurance:	Amount Expenses 1:	
Other Income:	Management:	Additional Expenses	
Total Gross Rent:	Maintenance:	Amount Expenses 2:	
Vacancy Allowance:	Heat:	Additional Expenses	
Cap Rate:	Electric:	Amount Expenses 3:	
Total Annual Expense:	Sewer/Water:	Additional Expenses	
Net Operating Income:	Trash/Rubbish:	Amount Expenses 4:	
Expense Information:	Miscellaneous:	Additional Expenses	
Annual RE Tax:	Lawn/Snow Maint:	Amount Expenses 5:	
	Reserves:		

Remarks: **This retail location is perfectly located just off the highway on detroit rd. Large open floor plan with high ceilings. The unit includes a very modern looking bathroom. The building supports many long term tenants with great traffic to the location.**

<u>Office Information</u>	2717/Keller Williams Elevate 📍	(440) 572-1200	F:(440) 572-1201	www.kwelevateoh.com
List Agent:	2017000388/Robert Damm 📍	(440) 241-2179	F:(440) 572-1201	rdamm@kw.com
Co-Lister:	2011001849/Roger L. Nair	(330) 350-0016		rnairair@aol.com
Showing Instruct:	Call Agent	440-241-2179		List Type: Exclusive Right
Showing Info:	list agent will be at all showings	Internet Listing: Yes	Short Sale: No	Negotiable
Buy Broker Comp:	3%	Show Addr to Client: Yes	Court Ordered/PSO: No	
Other Comp:	None	Online Bidding: No		
Available Finance:	Ownership:			
Broker Remarks:	Comp Explain: 3% of total lease amount			
Offer Link:	Listing agent to attend all showings. Cam fee of \$455 per month			

<u>Comparable Information</u>	/	Orig List Price: \$1,700	Financed:
Sell Agent:		List Price: \$1,700	Sale Date:
Co Agent:		Sale Price:	Closed By:
Selling Comments:			Seller Paid Closing Costs:

Prepared By: Roger L. Nair

Information is Believed To Be Accurate But Not Guaranteed

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