

Cross Property Agent Full



Commercial ML: **4012351** **Active**
11777 Mayfield Rd, Chardon, OH 44024

Area: 1507-Munson Subdiv: **Munson**
 Subtype: **Flex Space** Twp: **Munson Township-Chardon Lsd**
 Parcel ID: **21-129750** Lot #:
 County: **Geauga**

[Virtual Tour-Property Panorama](#)

Directions: **Corner of Mayfield Rd. and Bass Lake Rd.**

LP: **\$1,400**
 SP:
 List Date: **06/25/18**
 List Date Rec: **06/25/18**
 Pending Date:
 Contingent Dt:
 Off Mkt Date:
 Closing Date:
 Exp. Date: **06/30/19**
 DOM/CDOM: **172/172**

Recent Change: 12/03/2018 : DOWN : \$1,700->\$1,400

<u>Property Information</u>		Annual Taxes: 10478	Homestead: No	Assessments: No	For Sale/Lease:	For Lease
Approx Fin SqFt:		Traffic Count/Day:			Avail for Auction:	No
SqFt Source:	Owner	Current Use:			Auction Date:	
Industrial SqFt:		Lot Size (Acres):	2.090		Occupant Type:	
Office SqFt:		Lot Size Source:	Realist		Office Type:	Professional
Retail SqFt:		Lot Size Frontage:			Industrial Type:	
Residential SqFt:		Lot Size Depth:			Retail Type:	Shopping Center
Warehouse Sq Ft:		Lot Size Dimensions:			Special Purpose Type:	
SqFt Price Min:	10	Above Ground Stories:			Total # of Drive in Doors:	
SqFt Price Max:		Basement Detail:	No/None, Slab		Drive in door Max Hght:	
Year Built:	2006	Fences:			Drive in door Min Hght:	
		Location:			Total # of Dock Doors:	
		Parking:	On Site/Private		Dock Door Max Hght:	
Total # of Prkng Spc:					Dock Door Min Hght:	
Miscellaneous:	Carpeting, Private Restroom, Public Restroom, Sign				Ceiling Height:	
Freight Amenities:					Ceiling Height Max:	
Heating Type:	Forced Air				Ceiling Height Min:	
Heating Fuel:	Gas					
Roof:	Flat					
Water/Sewer:	Private Water, Private Sewer					
Cooling Type:						
Terms/Conditions:						
Cost:	Per Month	Cost Per Month:		Cost Per SqFt:	Cost Other:	
Util/Owner Pays:	None					
Util/Tenant Pays:	Pays All					

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

Remarks: **Prime Location To Lease This Spacious 2,000 Square Foot Space Which Is Perfect For Any Business To Occupy. Upsize Or Starting A New Business, This Space Offers Endless Opportunities Such As Physical Therapy, Yoga Studio, Accounting Firm, Store Front Hobby Store, Supply Store, Book Store, Or An Art Gallery To Name A Few. The Space Comes Equipped With Gas Furnace, Gas H2O Tank, Large Electrical Panel And Two Spacious Handicapped Accessible Bathrooms. There Are Plenty Of Parking Spaces On The Large Asphalt Parking Lot. The Area Is Growing And The Roads Are Busy Which Makes This Prime Location For Any Business To Succeed. The Neighboring Businesses That Are Located Within 5 Miles Are Bakers, Restaurants, Specialty Shops, Garden Center, Martial Arts Supplies, Sporting Goods Store And Convenience Stores.**

<u>Office Information</u>		9097/Keller Williams Grt Cleve NE	(440) 255-5500	F:(440) 255-5501	http://www.kwclevelandandnortheast.com
List Agent:		2003011656/Elvira D. Naples	(440) 567-6508	F:(440) 255-5501	elviranaples@kw.com
Co-Lister:					
Showing Instruct:	Use CSS Link		440-686-0100	List Type:	Exclusive Right
Showing Info:	Lockbox is on front door handle.		Internet Listing: Yes	Possession:	Other
			Show Addr to Client: Yes	Short Sale:	No
Buy Broker Comp:	1/2	Ownership:	Online Bidding: No		
Other Comp:	None	Comp Explain:	1/2 of 1st months rent.		
Available Finance:					
Broker Remarks:					

<u>Comparable Information</u>		Orig List Price: \$1,700	Financed:
Sell Agent:	/	List Price: \$1,400	Sale Date:
Co Agent:		Sale Price:	Closed By:
Selling Comments:			Seller Giveback: