

Cross Property Buyer Full



Commercial ML: **4403885** Status: **Active** List Price: **\$4,250**
1667 E 40th St #1B-1, Cleveland, OH 44103
 Subdiv/Complex: **Loftworks Condo Ph 1** Twp: **Cleveland**
 Subtype: **Office** County: **Cuyahoga**
 Parcel ID: **104-27-302** Multiple PIN #'s:
 Area: **1001-Cle North of Euclid Av (Cuy Rvr to Eddy)**
 MLS Cross Ref #:
 Directions: **East 40th and Payne. Parking for showing is along East 40th**

Property Information

Approx Fin SqFt:	3,787	Annual Taxes:	10770	Homestead:	No	Assessments:	No	For Sale/Lease:	For Lease
SqFt Source:		Traffic Count/Day:						Avail for Auction:	No
Industrial SqFt:		Current Use:						Auction Date:	
Office SqFt:	3,787	Lot Size (Acres):	0.087					Occupant Type:	Vacant
Retail SqFt:		Lot Size Source:						Office Type:	Condo
Residential SqFt:		Lot Size Frontage:						Industrial Type:	
Warehouse Sq Ft:		Lot Size Depth:						Retail Type:	
SqFt Price Min:		Lot Size Dimensions:						Special Purpose Type:	
SqFt Price Max:		Above Ground Stories:	1					Total # of Drive in Doors:	
Year Built:	1908	Basement Detail:	No/None					Drive in door Max Hght:	
		Fences:						Drive in door Min Hght:	
		Location:						Total # of Dock Doors:	
		Parking:						Dock Door Max Hght:	
Total # of Prkng Spc:								Dock Door Min Hght:	
Miscellaneous:								Ceiling Height:	
Freight Amenities:								Ceiling Height Max:	
Heating Type:								Ceiling Height Min:	
Heating Fuel:									
Roof:									
Water/Sewer:									
Cooling Type:									
Terms/Conditions:									
Cost:									
Util/Owner Pays:									
Util/Tenant Pays:									

Income & Expenses

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

Remarks: **Incredible loft condo for office or even live/work. Exposed wood beams, timbers, brick and very tall ceilings are in this former factory built in 1908 for the Broc Electric Car Company. Currently set up with some large open areas, a conference room and smaller private offices including reception, waiting and kitchenette. The space can be completely opened up as well. All interior walls can be taken down or reconfigured to suit your needs. Loftworks is an eclectic mix of live, live/work, artist and office space centrally located on the east side of downtown and very close to University Circle. Many ethnic eating and shopping options just blocks away along with the best corned beef in town! Easy access to I-90, I-77 and I-71 along with great public transit.**

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