

4172-4174-4178 Rocky River Drive (SR 237) / Valleyview Avenue
Mixed Use Retail/Apartments/Investment For Sale
Cleveland, Ohio 44135 (Cuyahoga County)



Property Features:

- 11,800± SF Total Building - **FULLY LEASED**
6,251± SF Retail - "Flight Rentals" - *Tenant*
- 6 Apartments (3 - 1BR, 3 - 2BR) *Leased*
- "Dante's Pizza" - *Tenant*
- Apartments have been Remodeled in 2018 & 2023
- Owner Responsible For: Water/Sewer, Gas, Real Estate Taxes, Property Maintenance and CAM
- Tenants Responsible for Electric (Electric Heat)
- 3 Car Garage - 880± SF
- .57± Acres
- New Roof in 2024 and New Boiler in 2024
- 155± FT Frontage on Valleyview Avenue
- 153± FT Frontage on Rocky River Drive
- High Traffic Area
- Easy Access to Interstate 71 & 90
- Located in the Kamms Corner District

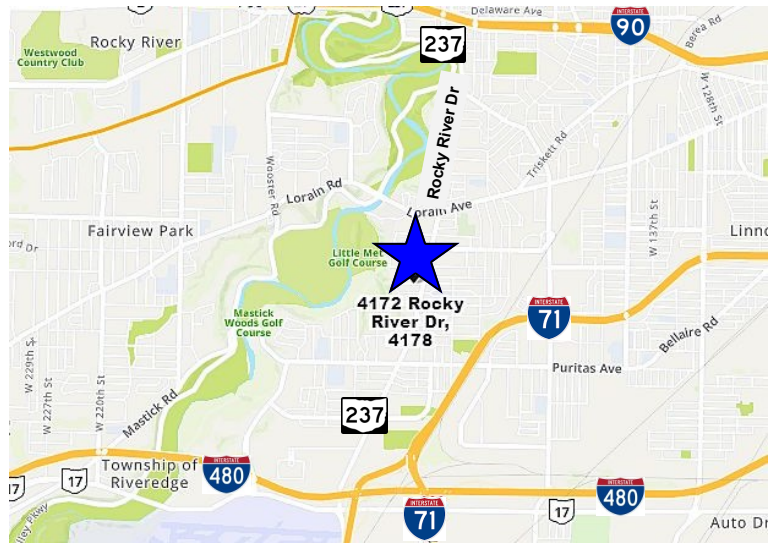
Call for Pricing

Contact:

Tim Sawicki

440-255-5552 x11 Office

440-283-5143 Cell



GLOBAL

Real Estate Advisors Inc.
Broker
www.GlobalCommercialRE.com

440-255-5552

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.

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Corner of Rocky River Dr and Valleyview Ave
3 Car Garage



Valleyview Avenue
Flight Rentals



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South Parking Lot



Rear Parking Area



Parcel Lines are Approximate

Valleyview Avenue

Rocky River Drive (SR 237)

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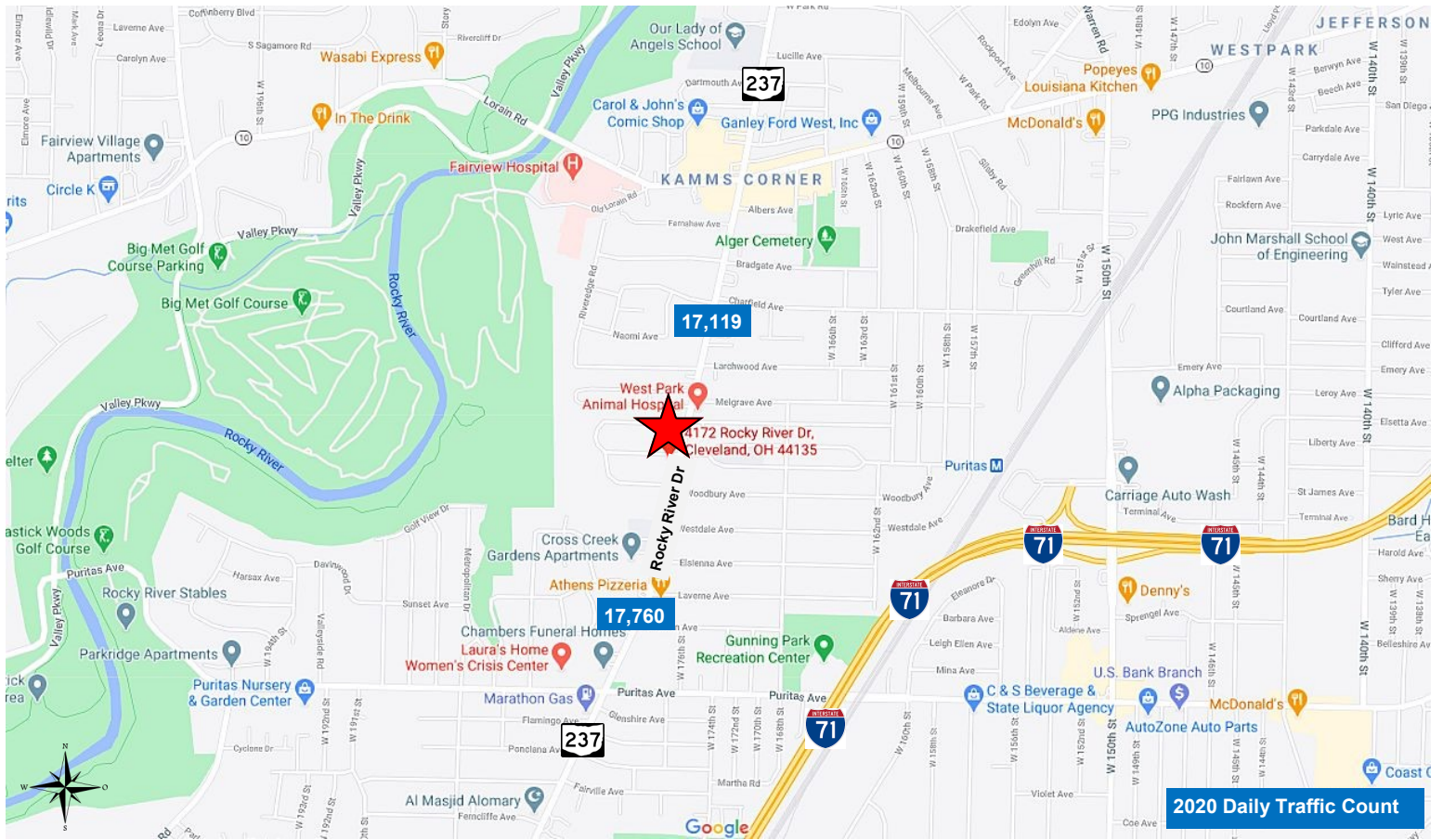
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2025 Projected Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	14,490	112,915	274,314
Total Households	6,407	50,268	122,079
Average Household Income	\$69,207	\$77,080	\$78,475
Total Housing Units	7,041	56,196	137,309

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