

Fact Sheet

Property: 300 Park Place
529 E. Washington Street
South Russell, Ohio 44022

Permanent Parcel: 29-107922

Location: Off E. Washington Street about ½ mile east of the Village of Chagrin Falls, in South Russell

Size:

Office:	2,926 square feet
Common Area Stairwell	<u>110</u> square feet
Total	3,036 square feet

Common Area %: 19.1%

Maintenance Fees: \$695.75 per month (\$8,349.00), or \$2.75 psf

Zoning: B-2 Limited Business

Call for copy of permitted uses

Taxes: Tax Year 2018: \$8,560.32 per annum, or \$2.82 psf

Year Built: Approximately 1987

Roof: Asphalt shingle

Lighting: Fluorescent

**Heating/
Cooling:** Gas fired forced hot air with A/C

Electricity: First Energy

Lease Rate: \$16.00 per square foot + utilities

Sale Price: \$425,000.00

Comments: Spectacular executive office finishes in an attractive professional office setting in Chagrin Falls, suitable for a variety of uses. Cleveland City Water and Sewer serve the premises. Gas fired forced air heating and a/c. Time Warner business class cable.

Creative financing available for lease-purchase or sale

Contact: Peter B. Cary
Chagrin Valley Commercial Real Estate
Cell 216.533.5414
Fax 440.374.7166
peter@peterbcary.com



