

OFFICE/RETAIL FOR SALE BROADVIEW-NORTH

5261-5273 Broadview Road, Parma, OH 44134



OFFERING SUMMARY

Sale Price:	\$535,000
Building Size:	8,650 SF
Lot Size:	0.59 Acres
Number of Units:	2
Price / SF:	\$61.85
Estimated Cap Rate:	9.4%
Estimated NOI:	\$50,296
Property Type:	Office/Retail
Market:	Southwest

PROPERTY OVERVIEW

5261-5273 Broadview Road presents a well-located office/retail investment opportunity in Parma, Ohio. The approximately 8,650-square-foot building is situated at the northeast corner of Broadview Road and North Avenue, approximately one block south of Brookpark Road, offering strong visibility, convenient access, and a prominent location.

The property is being offered for sale at \$535,000, or approximately \$62 per square foot.

The building is currently 100% occupied by two established tenants, both of which have leases extending through May 31, 2028. The property's long-standing tenancy, stable income stream, strong parking, and convenient location make it an attractive opportunity for an investor seeking a well-positioned commercial asset with existing cash flow.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Rent Roll & Financial Summary | 5261-5273 Broadview Road, Parma, Ohio

ASKING PRICE	BUILDING SIZE	PRICE / SF	OCCUPANCY	EST. NOI (PRO FORMA)	CAP RATE (PRO FORMA)
\$535,000	8,650 SF	\$61.85	100%	\$50,296	9.40%

RENT ROLL

Tenant	SF	Lease Exp.	Annual Base Rent	Base Rent / SF	Annual CAM Reimbursement (Est.)	Total Annual Income (Est.)
Tenant A	2,400	5/31/2028	\$21,600	\$9.00	\$6,096	\$27,696
Tenant B	6,250	5/31/2028	\$54,000	\$8.64	—	\$54,000
TOTAL / WEIGHTED	8,650	—	\$75,600	\$8.74	\$6,096	\$81,696

Tenant history: Tenant A 25+ years; Tenant B approximately 8 years.

FINANCIAL SUMMARY (PRO FORMA / ESTIMATED)

Income & Expenses (Estimated)	Annual (Est.)	Investor Metrics (Pro Forma / Estimated)	Value (Est.)
Base Rental Income	\$75,600	Asking Price	\$535,000
CAM Reimbursement (Est.)	\$6,096	Price / SF	\$61.85
Gross Income (Estimated)	\$81,696	Estimated NOI (Pro Forma)	\$50,296
Real Estate Taxes (Est.)	(\$14,000)	Going-In Cap Rate (Pro Forma)	9.40%
Insurance (Est.)	(\$2,400)	Occupancy	100%
Snow / Landscaping (Est.)	(\$7,000)	Annual Income / SF (Est.)	\$9.44
Repairs & Maintenance (Est.)	(\$8,000)	Base Rent / SF	\$8.74
Total Expenses (Estimated)	(\$31,400)	Lease Expiration	5/31/2028
Estimated NOI (Pro Forma)	\$50,296		

INVESTMENT TAKEAWAYS (PRO FORMA / ESTIMATED)

- 100% occupied by two established tenants, with both leases extending through May 31, 2028.
- Long tenant history provides operating stability: Tenant A 25+ years; Tenant B approximately 8 years.
- \$50,296 estimated NOI (pro forma) equates to a 9.40% going-in cap rate at the \$535,000 asking price.

The financial information contained herein is PRO FORMA / ESTIMATED and is based on current rents and estimated expenses.
This information is not guaranteed and is provided for informational purposes only. Actual results may vary.

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PROPERTY HIGHLIGHTS

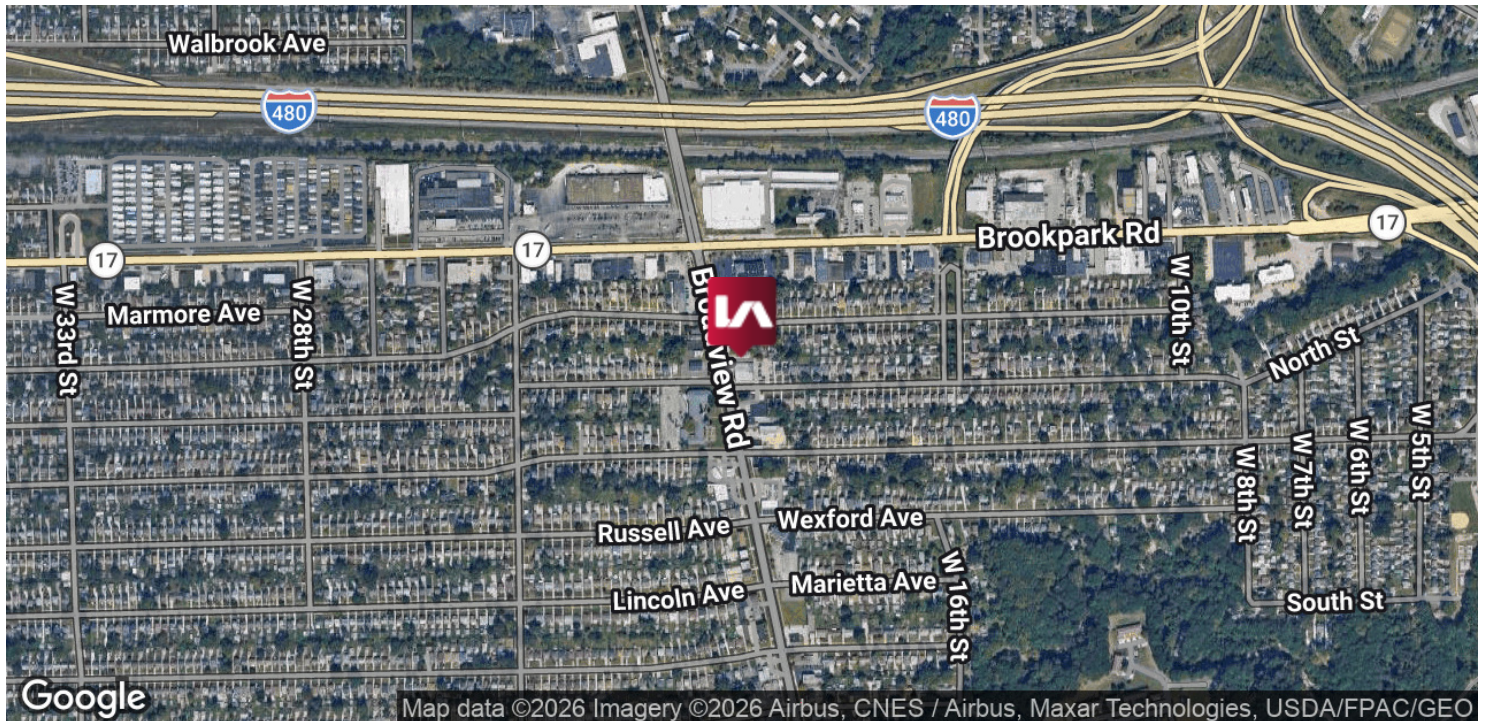
- \$535,000 Asking Price
- 100% Occupied
- Two Established Tenants
- Both Leases Expire May 31, 2028
- Tenant A Has Occupied the Property for 25+ Years
- Tenant B Has Occupied the Property for Approximately 8 Years
- \$81,696 in Total Annual Income
- Approximately \$50,296 Estimated NOI
- Approximately 9.4% Pro Forma Going-In Cap Rate
- Strong Parking Availability
- Prominent Broadview Road Frontage
- 20,406 Vehicles Per Day on Broadview Road
- Located Approximately One Block South of Brookpark Road
- Excellent Visibility and Convenient Access
- Long-Term Tenant History and Stable Existing Cash Flow

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