

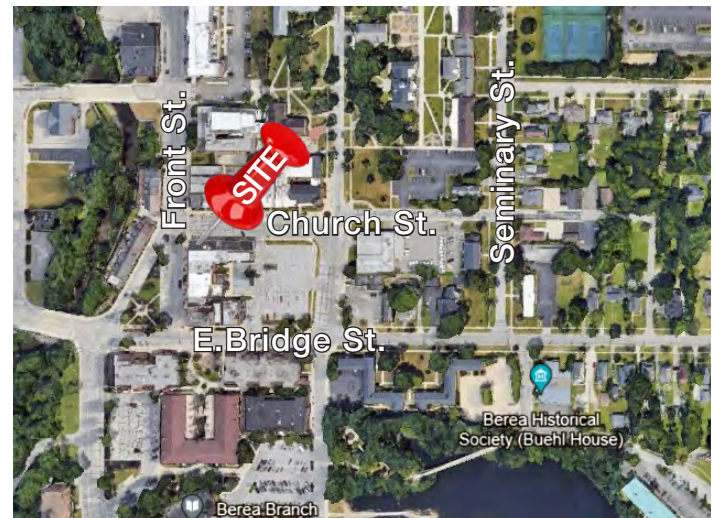
THE WISE BUILDING



58 Front St.
Berea, OH

Property Features

- 7,736 SF on .09 Acres
- **First Floor:** Brewery, Restaurant and Bar
- *ALL Equipment Included*
- **Second Floor:** Four Offices
- Signalized Corner on Front & Church Streets
- 10 Minutes from the new Browns Stadium and Cleveland Hopkins International Airport
- One Minute from Baldwin Wallace University
- Free Street & Public Parking Directly Behind the Property



Hiedi Winston
+1 440 752 2617
hwinston@naipvc.com

Property Details

| | |
|------------------------|---|
| TOTAL SPACE: | 7,736 SF |
| RETAIL: | 3,624 SF |
| OFFICE: | 4,112 SF |
| PROPERTY TYPE: | Retail/Office |
| BUILDING TYPE: | Freestanding |
| YEAR BUILT: | 1944 |
| YEAR RENOVATED: | 1985 |
| LAND AREA: | .09 Acres |
| PARCELS: | 364-11-016 |
| CEILING HEIGHT: | 13' |
| PARKING: | Free Street & Public Parking Directly Behind the Property |
| ZONING: | C - Store with Walk-Up & Offices |

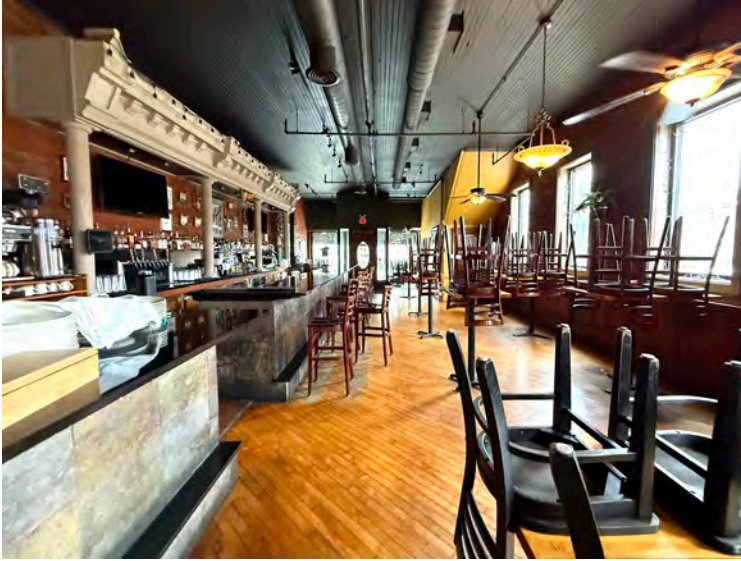
Pricing Details

| | |
|--------------------|-------------|
| SALE PRICE: | \$1,300,000 |
| TAXES: | \$13,209.72 |

COMMENTS:

This retail location has been successful for over 30 years. It includes 3,624 square feet consisting of a restaurant, brewery, and bar, which includes all equipment. Ceilings are 13 feet high. Four newly updated offices are on the second floor, offering 4,112 square feet of contiguous space.

FIRST FLOOR



RESTAURANT

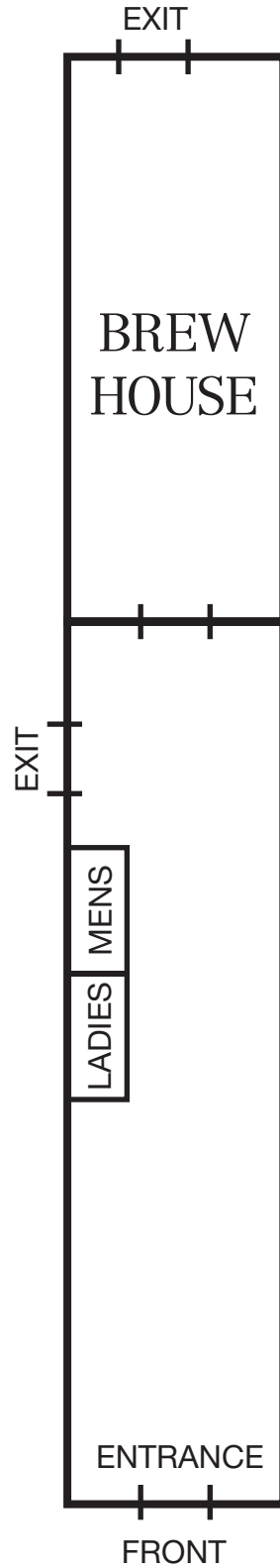


FIRST FLOOR



BREWERY





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hwinston@naipvc.com

SECOND FLOOR

SUITE 60



SECOND FLOOR

SUITE 62



SECOND FLOOR

SUITE 64

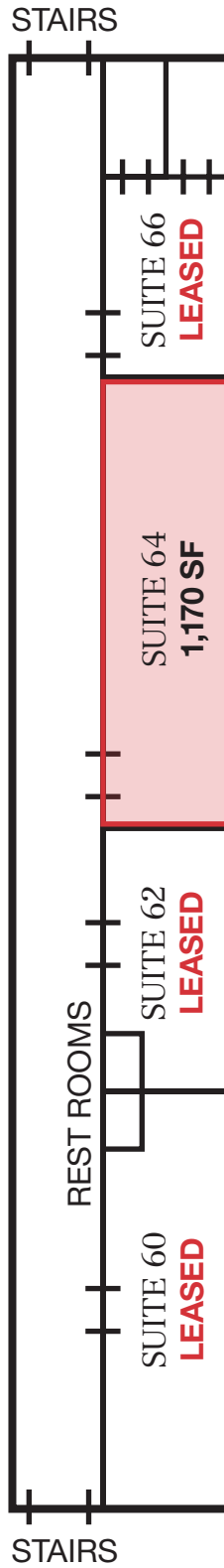


SECOND FLOOR

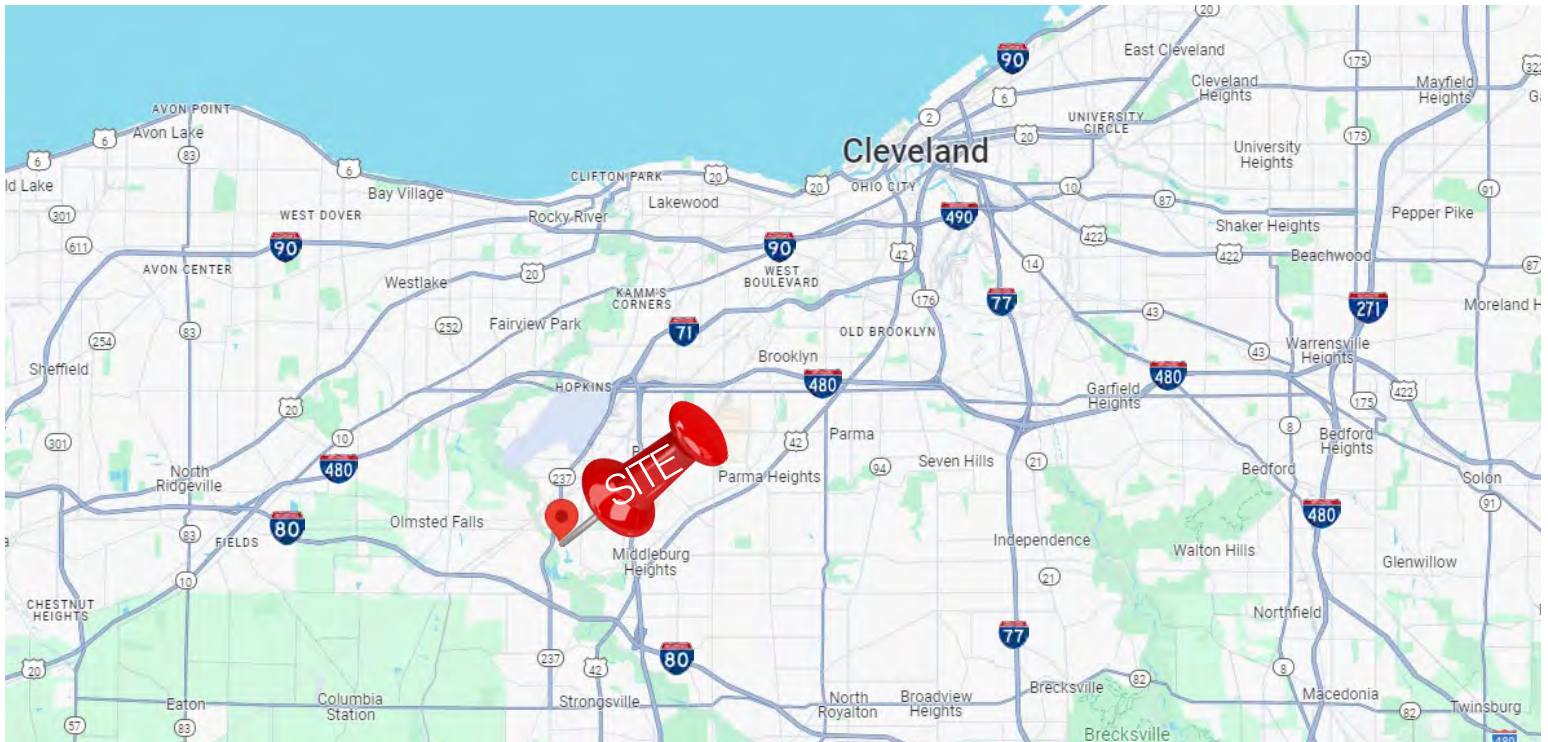
SUITE 66



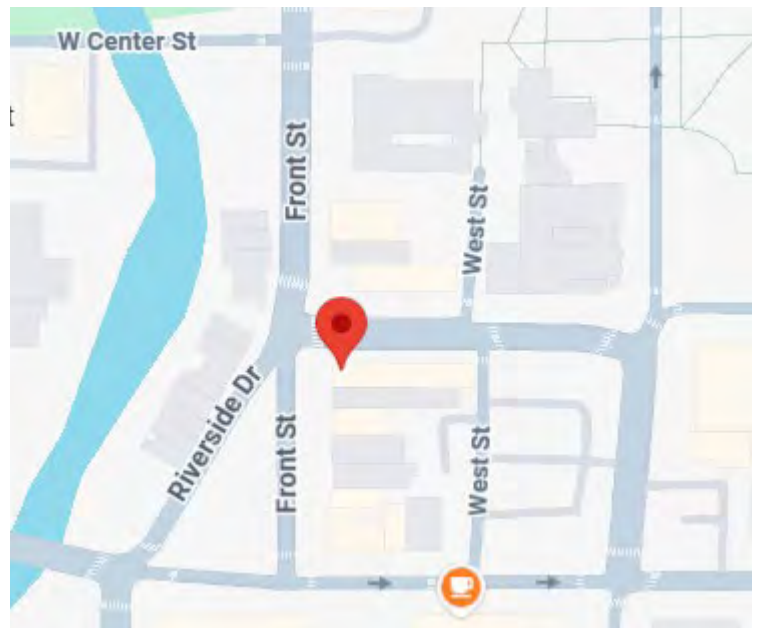
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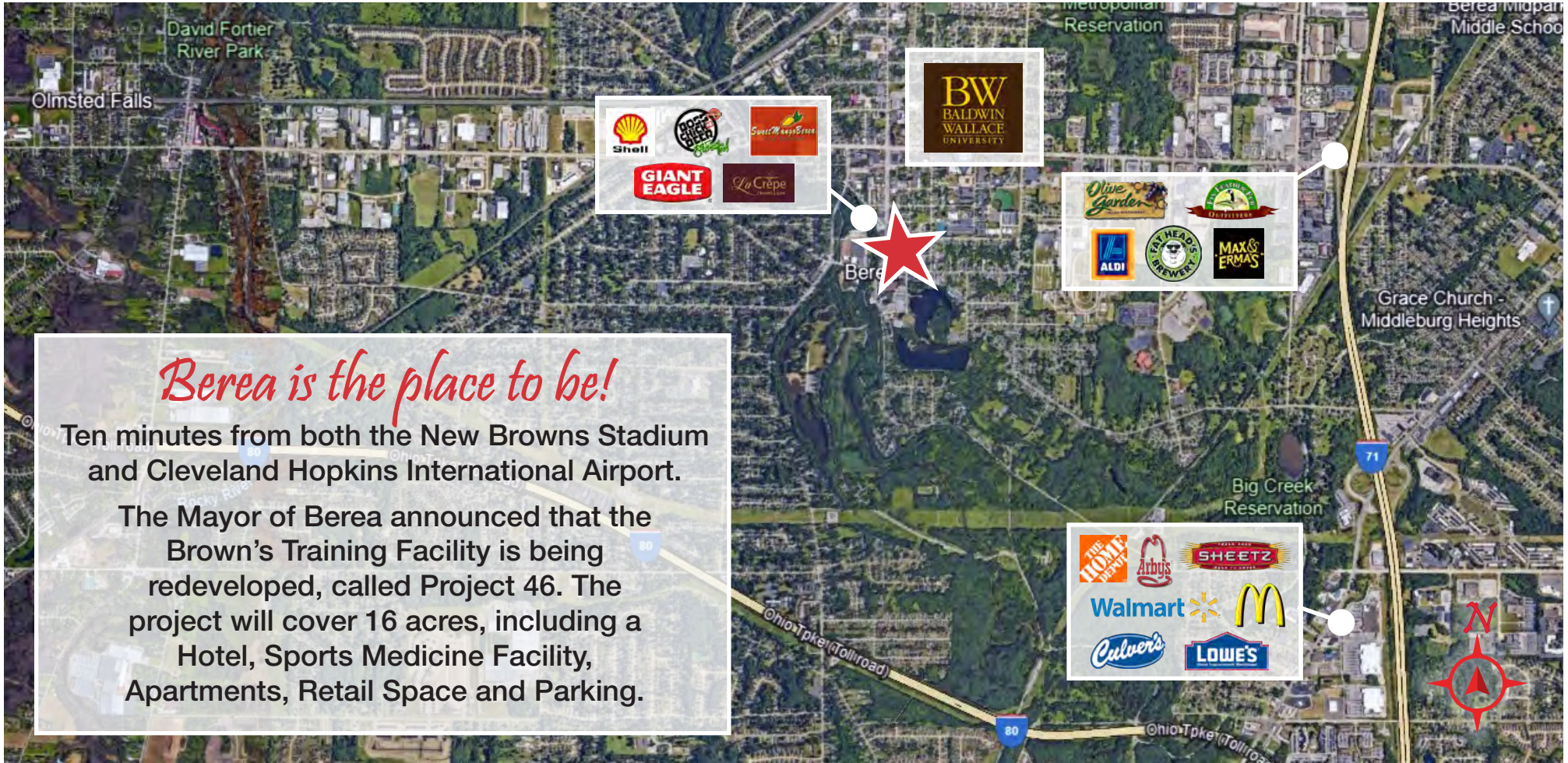
SIGNALLED CORNER



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6060 Rockside Woods Blvd., Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com



Berea is the place to be!

Ten minutes from both the New Browns Stadium and Cleveland Hopkins International Airport.

The Mayor of Berea announced that the Brown's Training Facility is being redeveloped, called Project 46. The project will cover 16 acres, including a Hotel, Sports Medicine Facility, Apartments, Retail Space and Parking.

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