

For Sale

LAKEFRONT PROPERTY
LIVE/WORK | OFFICE | MEDICAL

4259

E. Lake Rd
Sheffield Lake, OH 44054



CLICK TO VIEW
VIRTUAL TOUR

CONTACT US

JENNA GAUNTNER
Vice President
+1 216 704 4469
jenna.gauntner@cbre.com

MELISSA STREICHER
Senior Associate
+1 440 289 0726
melissa.streicher@cbre.com

CBRE



PROPERTY HIGHLIGHTS

- ▶ Building Area: 4,850 SF
- ▶ Land Area: 0.87 Acres
- ▶ Year Built: 1990 / 2015 (Renovated)
- ▶ 16 private offices
- ▶ 2 conference rooms
- ▶ Kitchenette / break area
- ▶ 2 stairwells
- ▶ Attic storage space
- ▶ Furniture (negotiable)
- ▶ PPN: 0300040101001
- ▶ Zoning: Business District (B-1)
 - ▶ [Zoning Map](#)
 - ▶ [Zoning Ordinances](#)
- ▶ Permitted Uses:
 - ▶ Office
 - ▶ Medical (former medical building that can easily be converted back)
 - ▶ Residential: Single, Multi-Family, "Live-Work", and Short-Term Rental*

*Specific Standards may apply
- ▶ Conditional Uses:
 - ▶ Active Recreational Facilities, Educational Institutions, Park, Places of Worship, Public Utility Buildings & Facilities, Residential Community Centers, Bed & Breakfast



Asking Price: \$975,000

4259

E. Lake Rd
Sheffield Lake, OH 44054

CBRE

PROPERTY FEATURES

- ▶ Lake front property with breathtaking views and lake access
- ▶ Paved lot with 25+ parking spaces
- ▶ Within walking distance to local retail including Apples Market, Shoreway Shopping Center, and Subway
- ▶ Lorain County is positioned to outpace Ohio and US in population growth % and GDP growth % by 2030



RECENT UPGRADES



**OFFICE BUILD-OUT WITH OAK TRIMMING
THROUGHOUT
(2015)**



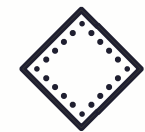
**ALARM SYSTEM UPGRADED, TIED TO
DISPATCH
(2020)**



**\$100,000 NATURAL RETENTION WALL
INSTALLED (2021)**



**NEW WINDOWS
(2021)**



**NEW CARPETING IN MAJORITY OF OFFICE,
ADDITIONAL CARPET TILES AVAILABLE
(2022)**

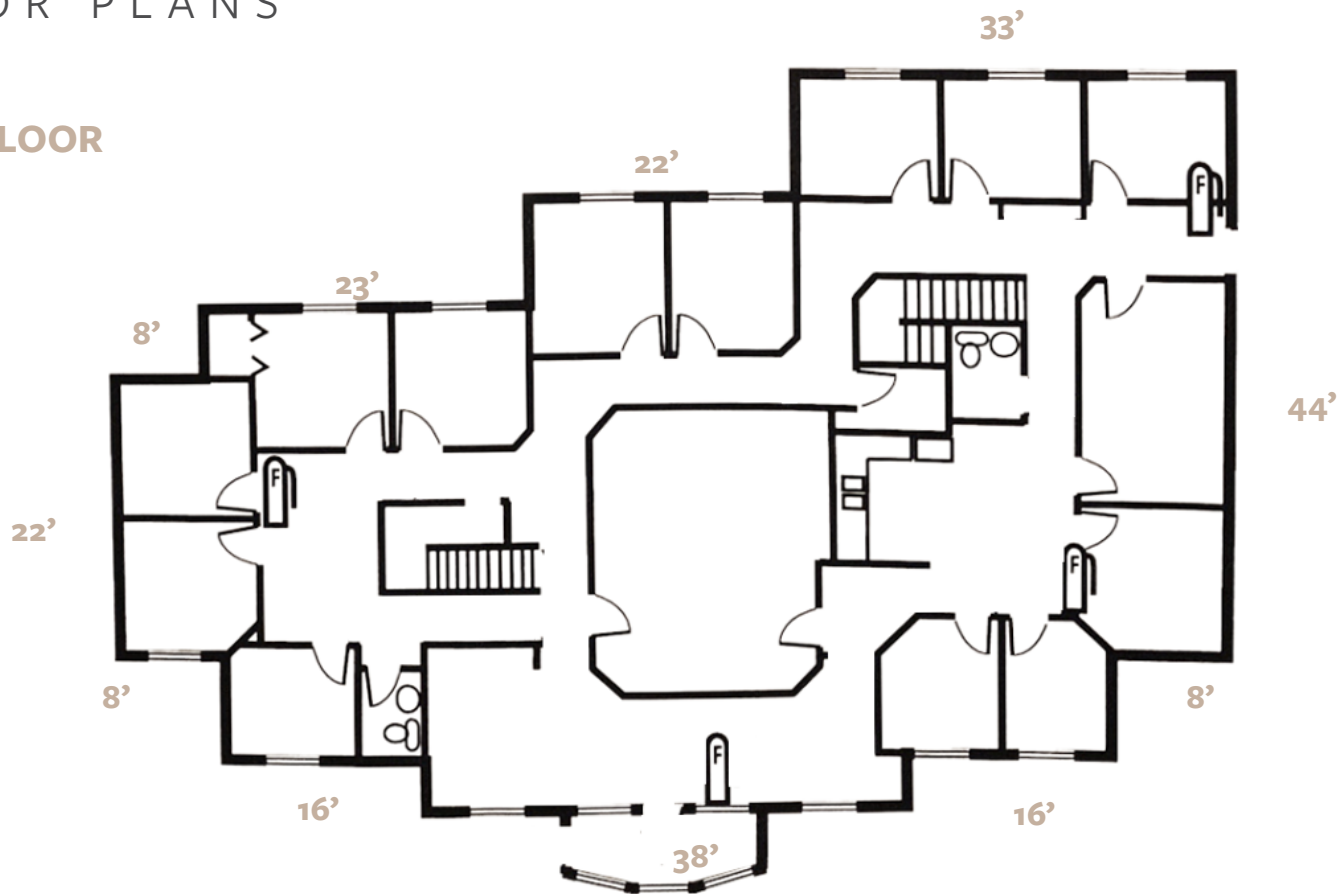
4259

E. Lake Rd
Sheffield Lake, OH 44054

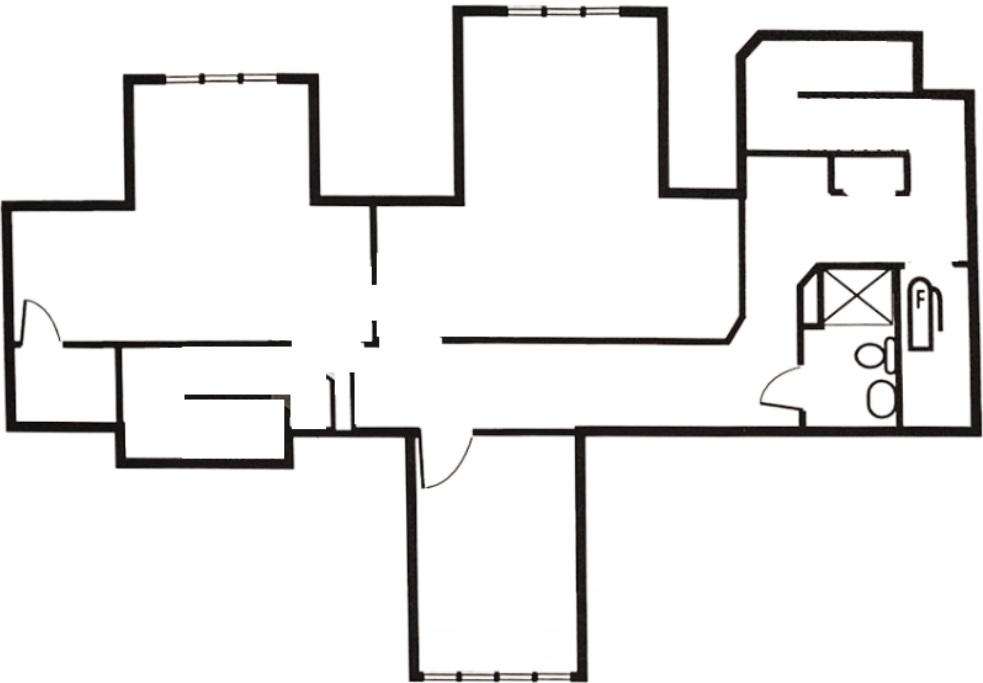
CBRE

FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



4259

E. Lake Rd
Sheffield Lake, OH 44054

CBRE

TRADE AREA





CONTACT US

JENNA GAUNTNER
Vice President
+1 216 704 4469
jenna.gauntner@cbre.com

MELISSA STREICHER
Senior Associate
+1 440 289 0726
melissa.streicher@cbre.com

4259 E. Lake Rd
Sheffield Lake, OH 44054

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.