

THE MOSCARINO GROUP | KELLER WILLIAMS ELEVATE

18820 Bagley Road

Middleburg Heights, Ohio 44130

Own Your Building Beside the Hospital, on 3.15 Acres in the Middle of Everything

An 8,453 SF commercial building with income in place, flexible possession, and rare land and redevelopment upside on the booming Bagley Road corridor.

\$1,325,000

OFFERING PRICE

8,453 SF

BUILDING

3.15 ac

LAND

7.2%

IN PLACE CAP

The Opportunity

18820 Bagley Road is a well kept, single story brick building positioned directly beside Southwest General Middleburg Medical and Kirlough Family Dentistry, on a deep 3.15 acre parcel with strong Bagley Road frontage. The property generates dependable income today while offering three distinct paths to value, making it a rare fit for an owner occupant, a medical or professional practice, or a developer.

- **Own near the hospital.** A medical, dental, legal, or professional practice can own its space next to a major hospital, with in place rent helping carry the mortgage during the transition. Strong candidate for SBA financing with as little as 10 percent down.
- **Income now, control later.** Solid rent in place today, with leases rolling over the next 20 months so the new owner can occupy, expand, or re lease at current market rents on their own timeline.
- **Land and redevelopment upside.** 3.15 acres in a city that is actively encouraging development and offering incentives through its CRA tax abatement and Job Creation

Grant programs.

Location: The Middle of Everything

- Directly adjacent to Southwest General Middleburg Medical, in an established medical and professional corridor.
- Minutes to I-71, I-480, and the Ohio Turnpike, and five minutes to Cleveland Hopkins International Airport.
- Approximately 82,000 people within three miles and 213,000 within five miles, average household income near \$100,000, and more than 22,000 daytime employees in the city.
- Middleburg Heights is one of greater Cleveland's most active development markets, anchored by Southland shopping and a wave of new investment.

Financial Snapshot

Tenant	Size	Lease Ends	Monthly
Salon	5,292 SF	10/31/2027	\$7,831
Attorney	~1,400 SF	2/28/2028	\$1,764
Permanent Makeup	1,341 SF	Month to month	\$2,426
Gross Rental Income (2024 actual)			\$143,450
Operating Expenses			\$48,461
Net Operating Income			~\$94,989
In Place Cap Rate at \$1,325,000			7.2%

Financials per the 2024 compilation by Sartschev and Associates, CPAs. Income in place today; several leases roll within 20 months, creating owner occupancy and re leasing upside.

For more information or to tour the property:

The Moscarino Group | Keller Williams Elevate

Chris Moscarino | cmoscarino@kw.com | 440-227-2615

Information is from owner provided and public records, deemed reliable but not guaranteed, and subject to independent verification. This is a marketing document and does not constitute an appraisal, accounting, or legal advice.