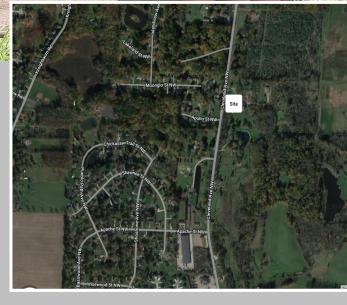
Office Building for Sale

12370 Cleveland Ave. NW Uniontown OH 44685

HIGHLIGHTS:

- » Asking price: \$525,000
- » Building size: 5,998 SF | Land area: 1.1 acres
- » Sale type: sale, lease-back (partial)
- » Great for any professional office user
- » Located on Cleveland Ave. NW in Uniontown

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	4,156	28,796	69,627
2022 Average HH Income	\$120,741	\$111.735	\$108,819



For More Information, Contact:

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PROPERTY SUMMARY

Building SF	5,998
Land SF	47,916
Land Acres	1.1
Year Built	1943
Year Renovated	1991
# of parcels	1
Zoning Type	C-1
Building Class	В
Location Class	В
Topography	Level
Current Use	Law office
Number of Ingresses	2
Number of Egresses	2
ADA compliant	No
Elevator	No

INVESTMENT SUMMARY

Price	\$525,000
Price PSF	\$87.53

BUILDING SUMMARY

Subject property is located on Cleveland Ave. in Uniontown, OH and is a house to office conversion.

It displays nice finishes throughout and is located on a beautiful property.

Seller will lease back a portion of the building on a two-year term with three two-year options.

Seller will work with buyer on what portion to leaseback.

Great investment for any professional office user.

obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors lad conduct your own investigation of the property and transaction.

Basement is built-out and is ADA compliant. Rest of the building is not ADA compliant.







