

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	B
Location Class	B
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.

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





