

Two-Story Brick Building for Sale or Lease

5455 BROADVIEW RD, PARMA, OH 44134



Overview

Well maintained two story all brick building. Excellent Owner/User or investment opportunity. The current owner occupies Suite 102 and will sign a long term lease or vacate the property if needed. Creative financing options on a sale will be considered by current ownership.

The building features 5 suites and an attached Annex. All suites feature a bathroom and updated finishes. Sub-metered gas/electric.

Available Units For Lease

Unit:	Size:	Lease Rate:
102	1,200 SF	\$1,950/Month (Gross)
201	750 SF	\$1,200/Month (Gross)
202	600 SF	\$1,200/Month (Gross)

Highlights

- Owner/User Investment (5 suites plus annex)
- Sub-metered Utilities
- Ample Paved Parking
- In-suite Bathrooms
- Well Maintained Brick Construction
- Multi-Tenant Signage
- 97' of Frontage on Broadview Rd.
- On Bus Route

Property Details

	Sales Price \$575,000		Lease Rate \$1,200 - \$1,950/Month (Gross)
	Space Available 600 - 1,200 SF		Zoning Retail Business
	Lot Size 0.34 Acres		

Rev: January 16, 2025



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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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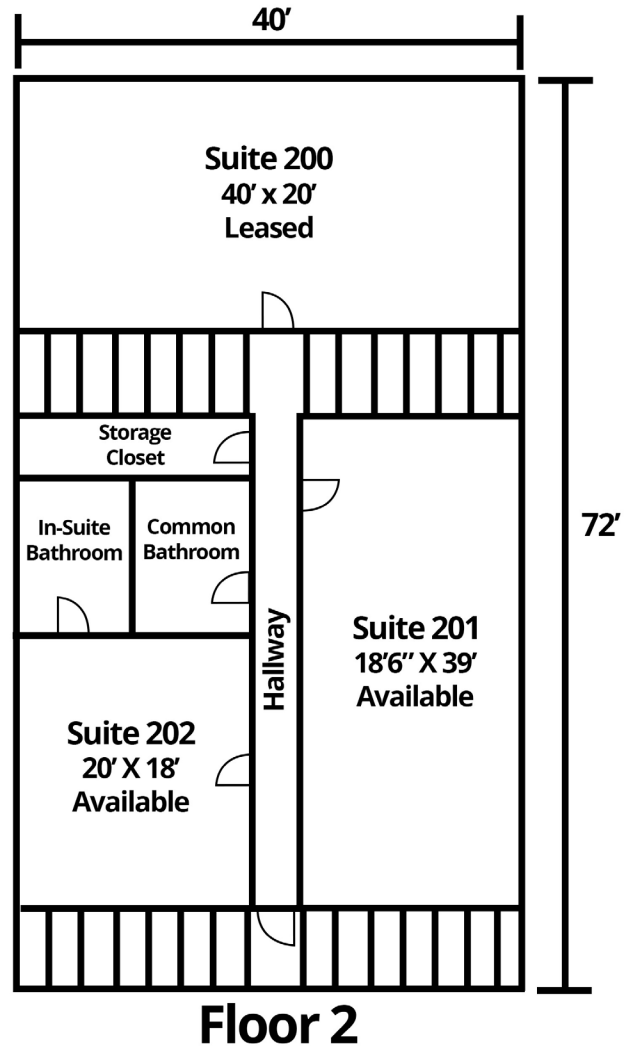
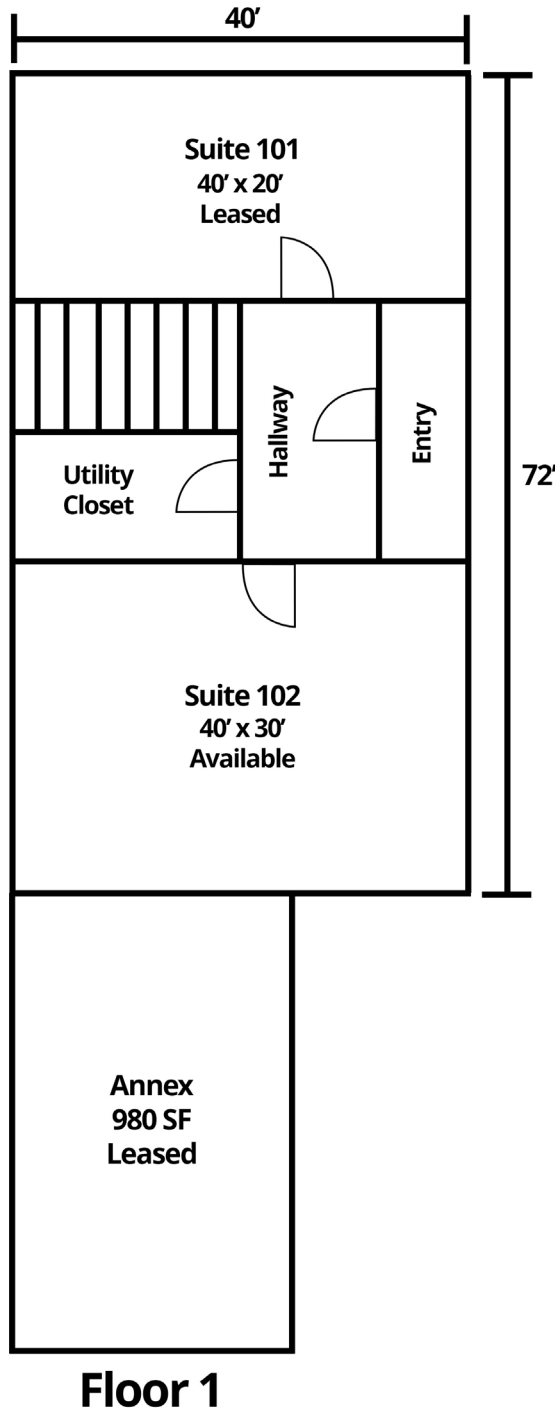
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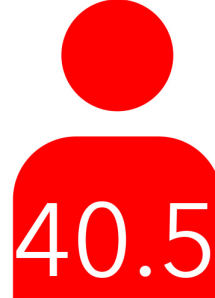
5455 BROADVIEW RD, PARMA, OH 44134

5455 Broadview Rd, Cleveland, Ohio, 44134

DEMOGRAPHICS



103,526
Population



40.5
Median Age



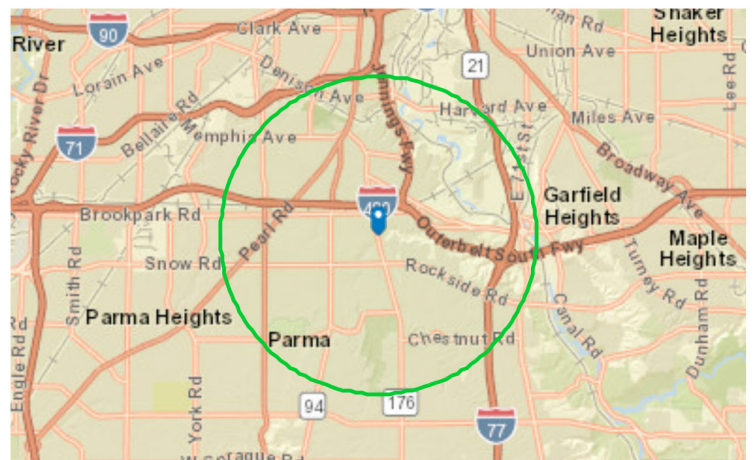
2.3
Average
Household Size



\$61,477
Median Household
Income

TRAFFIC COUNT

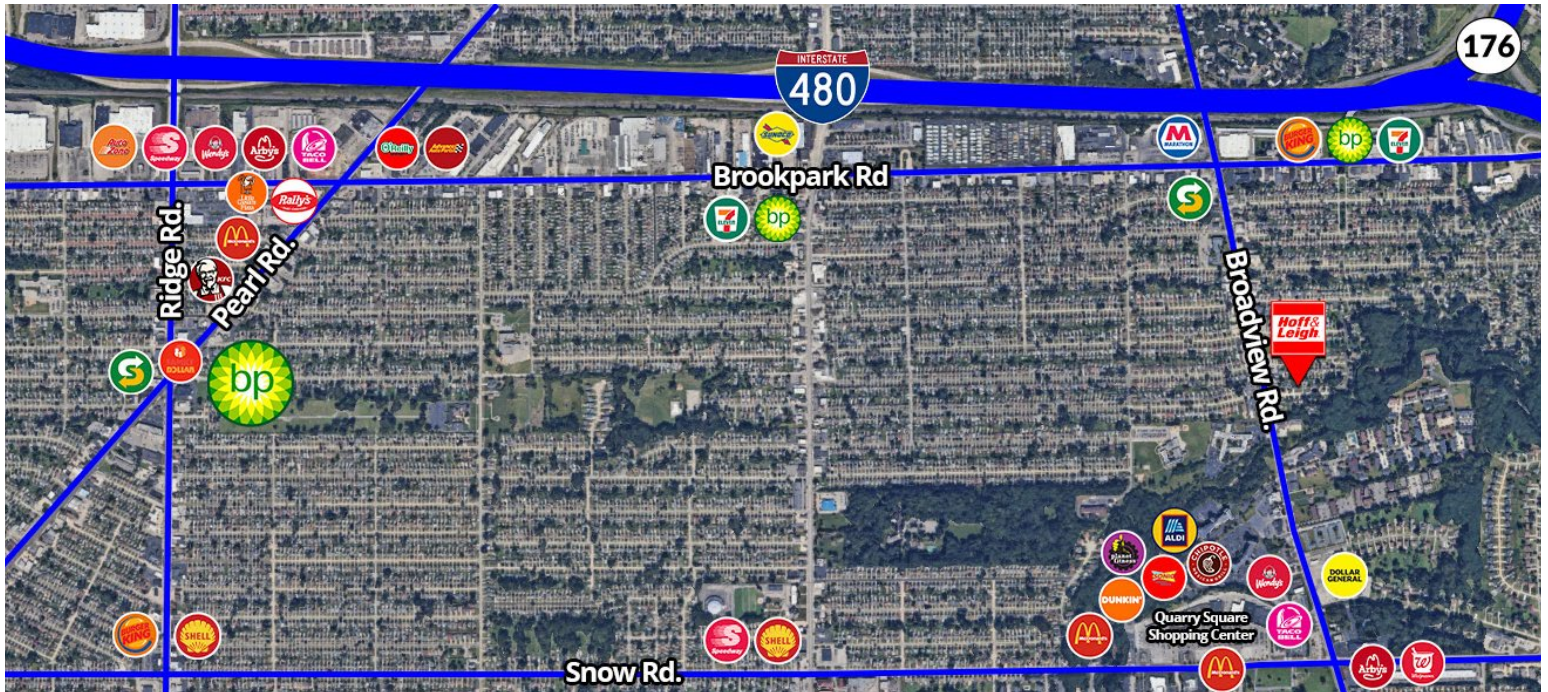
Cross street	VPD	Distance
Brookdale Ave	20,480	0.1
Wexford Ave	23,990	0.2
Tuxedo Ave	20,340	0.3
Brookview Blvd	20,482	0.4
Broadview Rd	18,290	0.4



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