

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

4367 Rocky River Dr

Cleveland, OH 44135

Exclusively Represented By:

Chrissy Kovanda

Sales Associate

216 317 3463

chrissy@bhhspro.com

Theresa Brannen

Sales Associate

440 454 4450

theresa@bhhspro.com

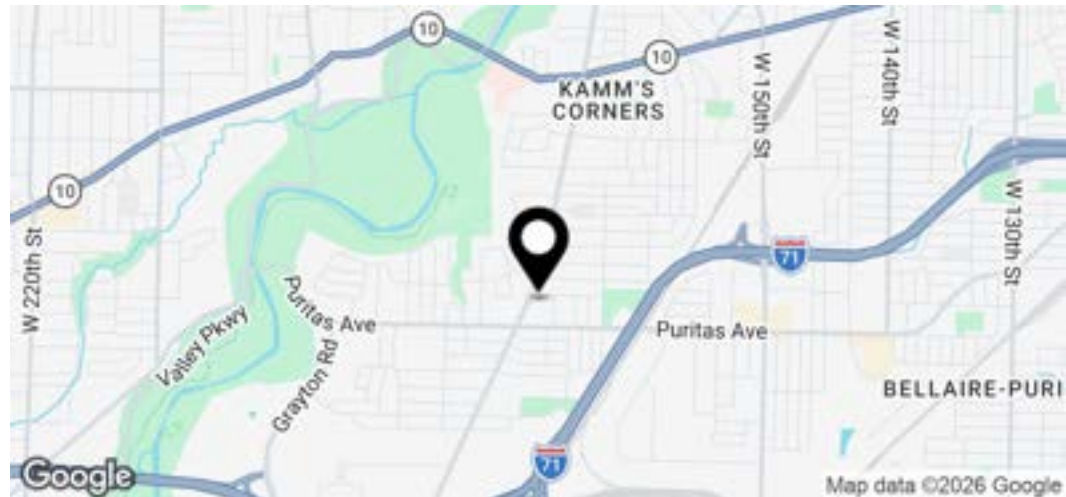
OFFICE SPACE FOR SALE

4367 Rocky River Dr

Cleveland, OH 44135

FOR SALE

Executive Summary



Offering Summary

Price	\$585,900
Price / GSF	\$87.19
Occupancy	100%
NOI	\$67,415.40
GSF	6,720 SF
Site Size	0.48 Acres
Year Built	1973

Property Overview

Exceptional investment opportunity in Cleveland's highly sought-after Kamm's Corners district. Ideally positioned just 2 miles from Cleveland Hopkins International Airport, this fully occupied office building offers immediate cash flow with four renovated office suites, all secured by long-term tenants. Designed for passive ownership, the property has been well maintained with improvements completed within the last five years, including a new roof, updated windows, carpeting, and AC system. Ample on-site parking in both front & rear lots, along with adjacent street parking, provides convenience for tenants and visitors alike. With strong visibility, a proven occupancy history, and an attractive 12% cap rate, this turnkey asset presents a rare opportunity to acquire a stabilized income-producing property in one of Cleveland's most desirable commercial corridors.

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**Berkshire Hathaway HomeServices
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2217 E. 9th Street Suite 300
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[Additional Photos](#)



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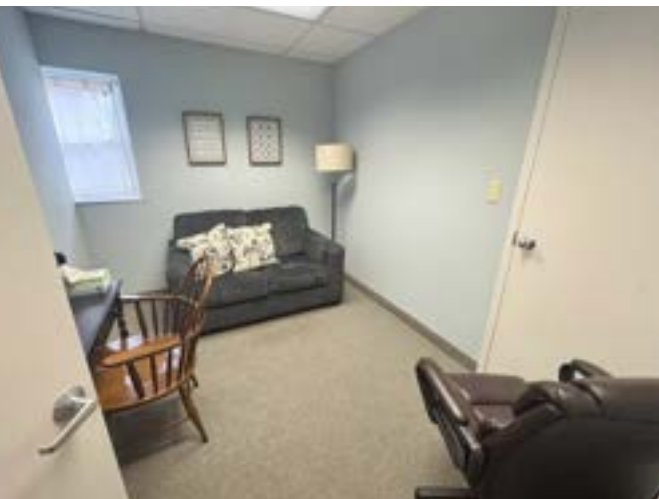
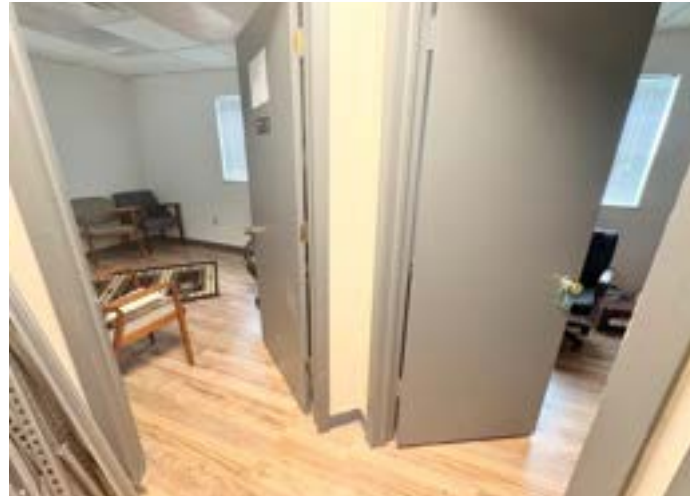
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Floor Plans



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 5,943 sq.ft.
TOTAL - 5,943 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Income, Expenses, & Rent Roll

Income Summary

Gross Income	\$76,443
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Expenses Summary

Electric (Illuminating Co.)	\$4,521
Gas (Enbridge)	\$2,051
Water (Cleveland Water)	\$480
HVAC Maintenance	\$500
Carpet Replacement	\$1,000
Snow Removal	\$475
Operating Expenses	\$9,027

Net Operating Income	\$67,415
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Income, Expenses, & Rent Roll

Suite	Tenant Name	Size SF	Monthly Rent	Annual Rent	Lease End
-	West Park Physical	3,718 SF	\$3,985	\$47,823	1/2031
-	Reliable Tax	817 SF	\$760	\$9,120	1/2027
-	Humanistic Counseling	1,678 SF	\$1,200	\$14,400	1/2029
-	Home 2	1,678 SF	\$400	\$4,800	1/2028
Totals		7,891 SF	\$6,345	\$76,143	
Averages		1,973 SF	\$1,586	\$19,036	

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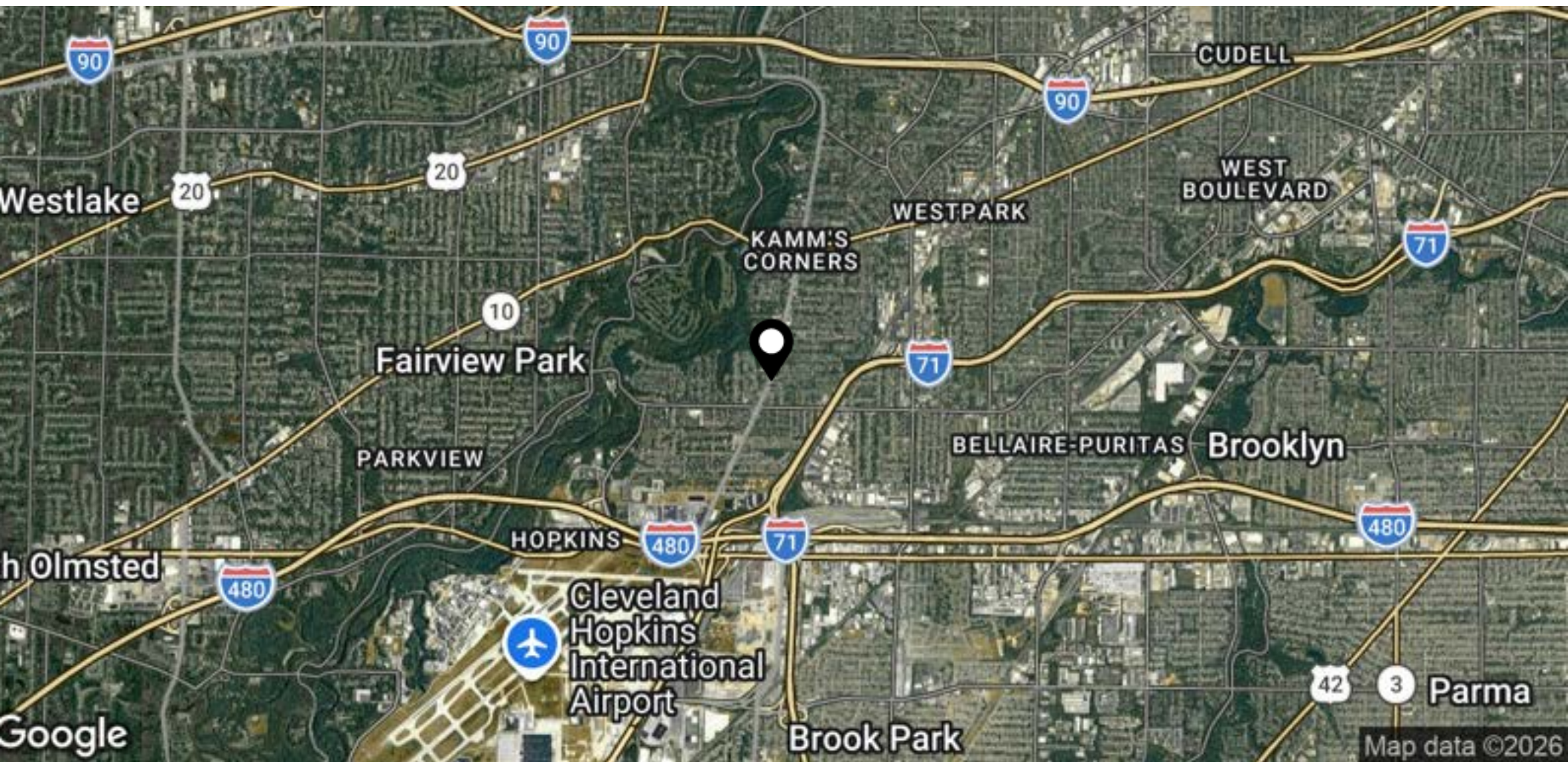
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Location Map



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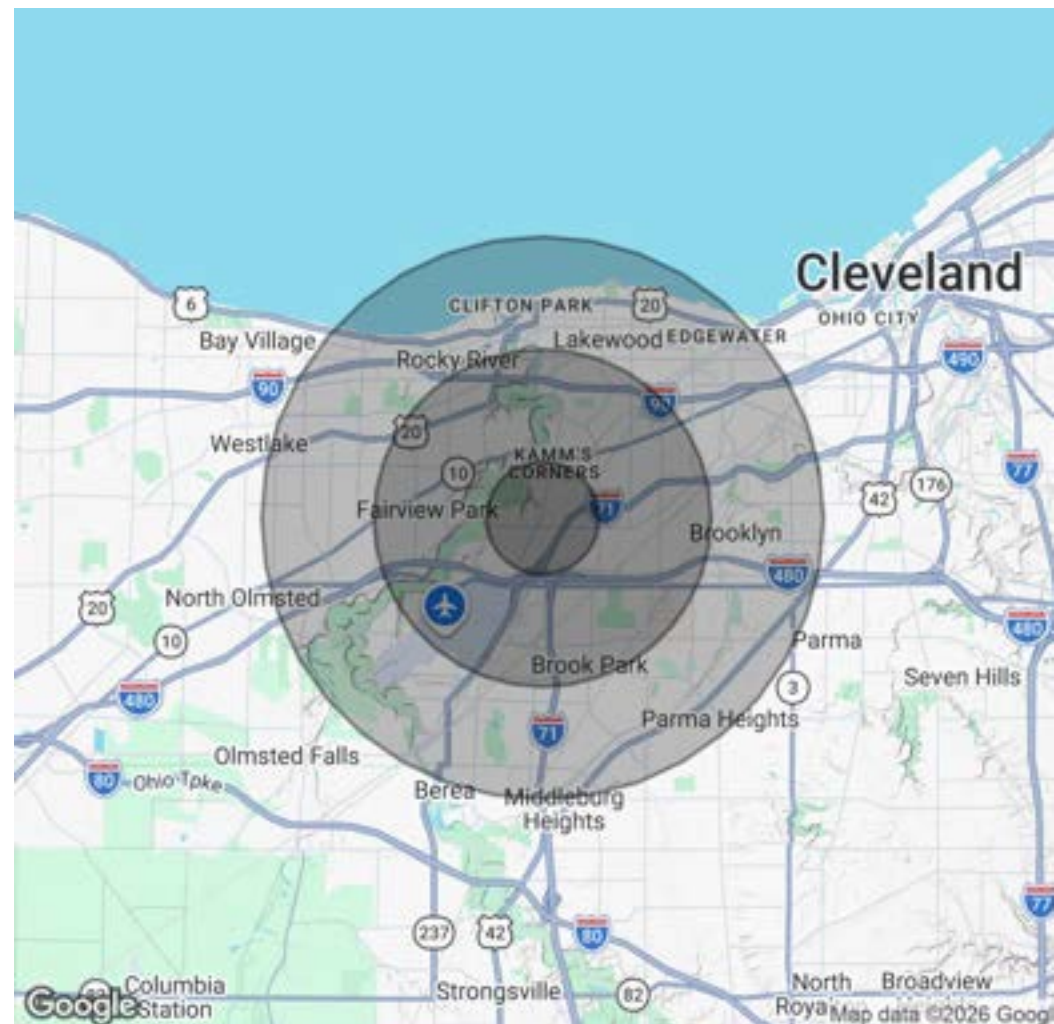
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	12,847	105,532	284,465
Average Age	40.7	40.7	40.7
Average Age (Male)	38.6	39.4	39.3
Average Age (Female)	41.6	41.9	41.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,525	47,148	130,269
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$74,132	\$87,800	\$88,120
Average House Value	\$158,945	\$203,278	\$213,192

2023 American Community Survey (ACS)



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Meet The Team



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