

Cross Property Agent Full



Commercial ML: **4024424** **Active**
4439 State, Cleveland, OH 44109
 Area: 106-Cle North of Brook Park
 Subtype: **Other**
 Parcel ID: **011-03-015**
 Subdiv: **Old Brooklyn**
 Twp:
 Lot #:
 County **Cuyahoga**

[Virtual Tour-Property Panorama](#)

Directions: **State Road Between Natchez And Ruby**

LP: **\$124,900**
 SP:
 List Date: **07/28/18**
 List Date Rec: **08/01/18**
 Pending Date:
 Contingent Dt:
 Off Mkt Date:
 Closing Date:
 Exp. Date: **07/25/19**
 DOM/CDOM: **200/200**

Property Information

Approx Fin SqFt:
 SqFt Source:
 Industrial SqFt:
 Office SqFt:
 Retail SqFt: **1,296**
 Residential SqFt: **1,296**
 Warehouse Sq Ft: **1,152**
 SqFt Price Min:
 SqFt Price Max:
 Year Built: **1890**

Total # of Prkng Spc: **6**
 Miscellaneous:
 Freight Amenities:
 Heating Type: **Forced Air**
 Heating Fuel: **Gas**
 Roof:

Water/Sewer: **Public Water, Public Sewer**
 Cooling Type: **Central Air**
 Terms/Conditions: **Building+ Land**
 Cost: **Other**
 Util/Owner Pays: **Sewer, Trash Collection, Water**
 Util/Tenant Pays: **Cable/Electric Link, Electric, Gas, Heating**

Annual Taxes: **4295.38** Homestead: **No** Assessments: **No**
 Traffic Count/Day:
 Current Use: **(1 apartments)**
 Lot Size (Acres):
 Lot Size Source:
 Lot Size Frontage: **50**
 Lot Size Depth: **147**
 Lot Size Dimensions: **50x147**
 Above Ground Storie:
 Basement Detail: No/Full
 Fences: **Partial**
 Location: **Urban**
 Parking: **Driveway**

For Sale/Lease: **For Sale**

Avail for Auction: **No**
 Auction Date:
 Occupant Type: **Tenant**
 Office Type:
 Industrial Type:
 Retail Type:
 Special Purpose Type
 Total # of Drive in Dr
 Drive in door Max Hg
 Drive in door Min Hg
 Total # of Dock Door
 Dock Door Max Hght
 Dock Door Min Hght:
 Ceiling Height:
 Ceiling Height Max:
 Ceiling Height Min:

Income & Expenses

Gross Rent:
 Other Income:
 Total Gross Rent: **17,400**
 Vacancy Allowance:
 Cap Rate:
 Total Annual Expense:
 Net Operating Income:
 Expense Information:
 Annual RE Tax:

Insurance:
 Management:
 Maintenance:
 Heat:
 Electric:
 Sewer/Water:
 Trash/Rubbish:
 Miscellaneous:
 Lawn/Snow Maint:
 Reserves:

Additional Expenses
 Amount Expenses 1:
 Additional Expenses
 Amount Expenses 2:
 Additional Expenses
 Amount Expenses 3:
 Additional Expenses
 Amount Expenses 4:
 Additional Expenses
 Amount Expenses 5:

Remarks: **Retail/Residential/Warehouse in Old Brooklyn. Fully occupied vinyl sided mixed use building with good size storefront, large 3 bedroom apartment and mini warehouse all on one. Apartment has replacement windows, updated electrical and central air. Storefront has security shutters, central air, 2017 furnace, updated electrical, kitchenette, bathroom and bedroom. Warehouse space is fairly raw with updated electrical. Newer concrete drive with parking area. Visible location by a stoplight. Mixed use building next door is also for sale. Join the redevelopment in the neighborhood with Old Brooklyn Cheese, Vino Veritas Cellars Winery, Coffee Coffee and more! Easy access to and from I-480 an I-71 for connections to downtown and all parts of Northeast Ohio**

Office Information

List Agent: **2684/Progressive Urban Real Estate**
 Co-Lister: **433257/David S. Sharkey**
 Showing Instruct: **Use CSS Link, Showing Service**
 Showing Info:

(216) 619-9696 F:(216) 619-1087 <http://www.progressiveurban.com>
 (216) 619-9696 F:(216) 619-1087 dsharkey@progressiveurban.com

Buy Broker Comp: **3** Ownership:
 Other Comp: **None** Comp Explain:
 Available Finance: **Cash, Conventional**
 Broker Remarks: **Package with 4435 State (next door) for \$199,900**

216-533-1617
 Internet Listing: **Yes**
 Show Addr to Client: **Yes**
 Online Bidding: No
 List Type:
 Possession:
 Short Sale: **No**
Exclusive Right Time of Transfer

Comparable Information

Sell Agent:
 Co Agent:
 Selling Comments:

Orig List Price: **\$139,900**
 List Price: **\$124,900**
 Sale Price:

Financed:
 Sale Date:
 Closed By:
 Seller Giveback:

Prepared By: David S. Sharkey

Information is Believed To Be Accurate But Not Guaranteed

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