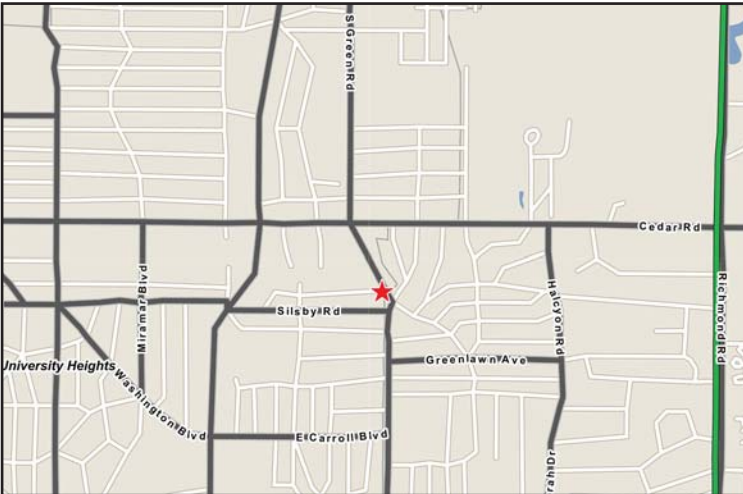


2199 South Green Road  
**Available For Sale**  
University Heights, OH



### Property Features

- 3,517 SF Commercial Building
- Land: 0.21 Acres
- Built in 1954
- 11' Ceilings
- Dense Residential Neighborhood
- Gas Forced Air
- Rare Opportunity for Small Retail Property



Commercial Real Estate Services, Worldwide.  
Business Property Specialists, Inc. Broker

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Contact Information  
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2199 South Green Road

# Available For Sale

University Heights, OH

## Building Information

<b>Location:</b>	2199 South Green Road, University Heights, OH
<b>Space Available:</b>	3,517 ± SF
<b>Minimum Divisible:</b>	3,517 ± SF
<b>Construction:</b>	Masonry / Block
<b>Land Area:</b>	0.21 Acres
<b>Zoning:</b>	Commercial Retail Store
<b>Ceiling Height:</b>	11' clear
<b>Drive-In Doors:</b>	0
<b>Docks:</b>	0
<b>Floors:</b>	Concrete
<b>Parking:</b>	8-10 Spots
<b>Sprinklered:</b>	No
<b>Heat:</b>	Gas Forced Air
<b>Lighting:</b>	Fluorescent
<b>Electric Power:</b>	TBD
<b>Last Use:</b>	Retail Store
<b>Purchase Price:</b>	\$440,000
<b>Rental Rate:</b>	W/A
<b>Taxes::</b>	\$12,502/year
<b>Security System:</b>	TBD
<b>Floor Drains:</b>	TBD
<b>Roof:</b>	Built up
<b>Comments:</b>	Rare opportunity for small retail property for sale



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