

925 Callendar Boulevard

Investment Opportunity

Painesville Township, Ohio 44077 (Lake County)



925 Callendar Boulevard, Painesville Township, OH

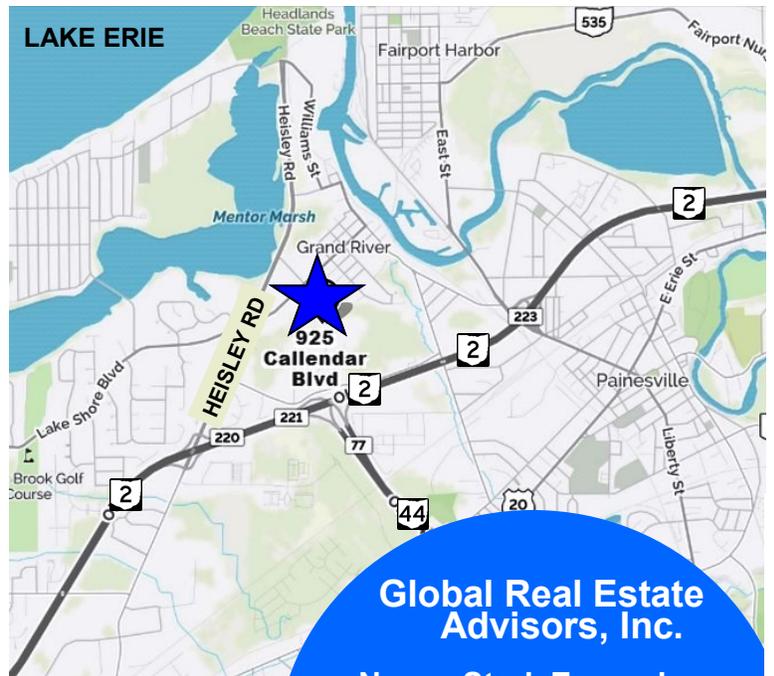
Investment Highlights:

- 100% Leased- Two Tenants on 5 Year Leases - Renewed Summer 2017
- 27,720± SF Industrial Warehouse on 3.486± Acres
- Zoned I-1 - Light Industry
- Expansion Possibilities and Additional 2.67± Acres Available
- Masonry Building Constructed in 1999 with Masonry Addition in 2001
- 2 Miles to SR 2 & 7 Miles to I-90

Offering Price \$1,150,000.00

Price PSF \$45.09

Year 1 Gross Income \$96,400.00



**Global Real Estate
Advisors, Inc.**

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Gross Rents*	\$96,400.00
Net Expenses	\$18,641.00
NOI	\$77,758.00

*Fully Occupied Leases



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