



7311-7315 VALLEY VIEW DRIVE
Independence, Ohio 44131

7311-7315 VALLEY VIEW DRIVE

Independence, Ohio 44131



COMMENTS

- Owner/user opportunity
- Well-maintained freestanding office building + single family residential home
- 25+ surface parking spaces
- .60 acre land for expansion of building or parking
- House can be razed to create total 1.162 AC site
- Area amenities include 1,400 businesses, 35 restaurants, and 12 hotels
- Furniture available for second floor space
- Excellent location near the Rockside Road corridor, and minutes from the I-480 & I-77 interchange

AVAILABLE FOR LEASE

First Floor: 3,480 SF
Second Floor: 3,480 SF
\$12.00/SF MG

AVAILABLE FOR SALE

Address:	7311 Valley View Dr
Type:	Office Building
Parcel #:	562-05-031
Year Built:	1970 (2001 Reno.)
Size:	7,600 SF
Lot Size:	0.56 AC
Sale Price:	\$650,000

Address:	7315 Valley View Dr
Type:	Residential Single Family
Parcel #:	562-05-030
Year Built:	1950
Size:	752 SF
Lot Size:	0.602 AC
Sale Price:	\$160,000

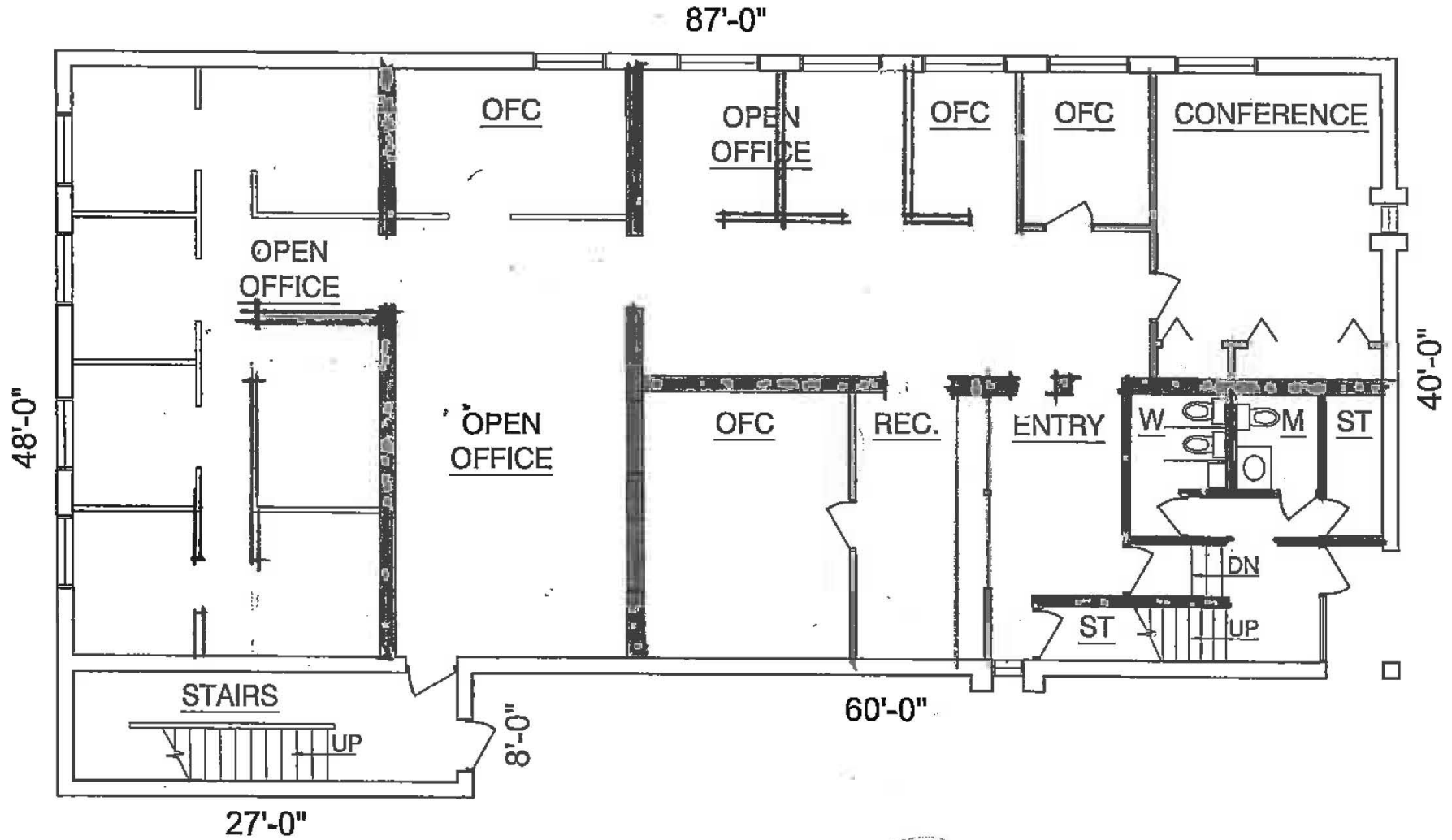
7311-7315 VALLEY VIEW DRIVE

Independence, Ohio 44131



7311-7315 VALLEY VIEW DRIVE

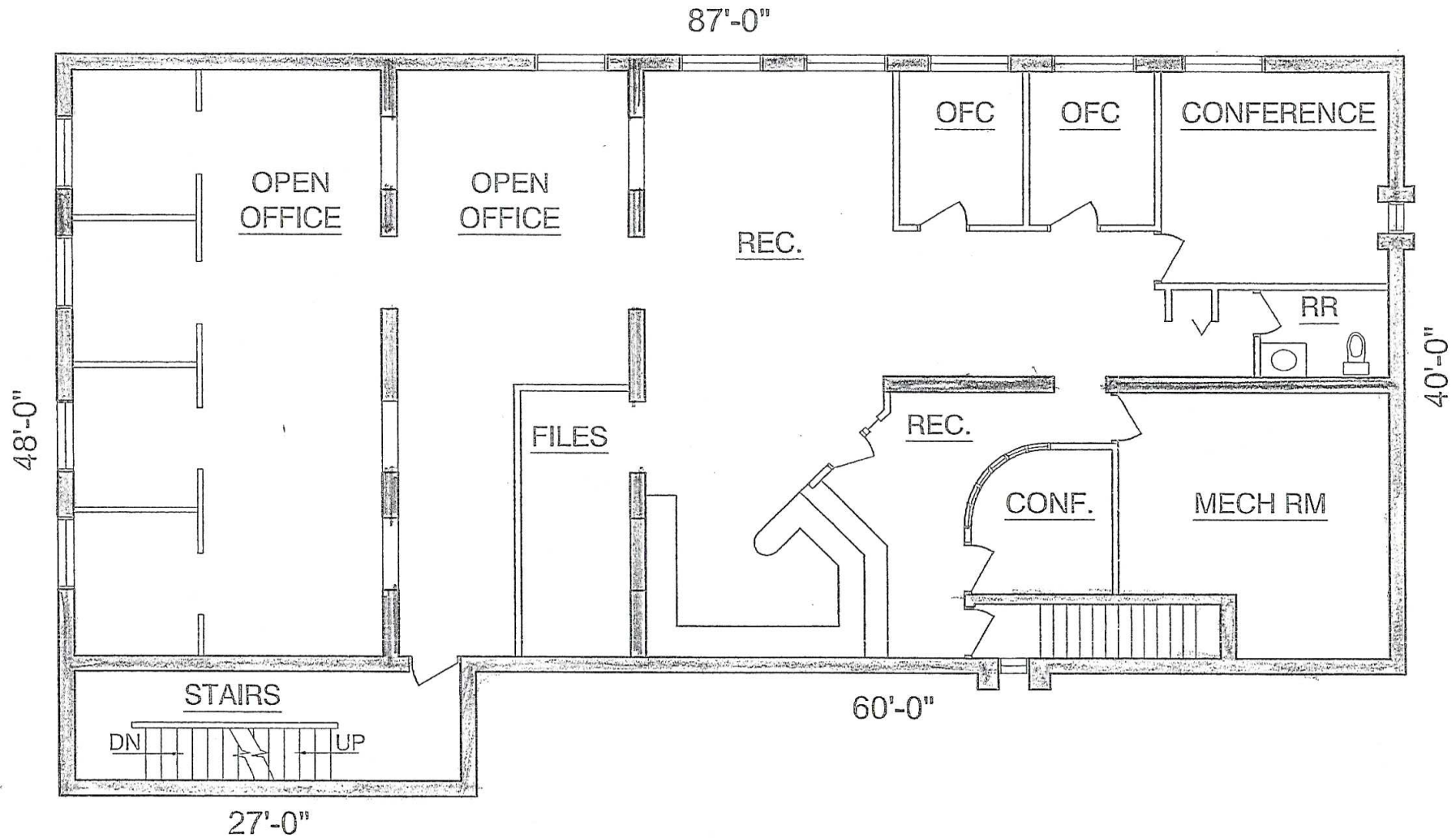
Independence, Ohio 44131



First Floor - 3,480 SF

7311-7315 VALLEY VIEW DRIVE

Independence, Ohio 44131



Second Floor - 3,480 SF + 640 SF Mezzanine

7311-7315 VALLEY VIEW DRIVE

Independence, Ohio 44131





NANCI V. FERRANTE, MCR
Senior Vice President
nferrante@crescorealestate.com
+1 216 525 1496

6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
crescorealestate.com