

CUSHMAN & WAKEFIELD

CRESCO Real Estate

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

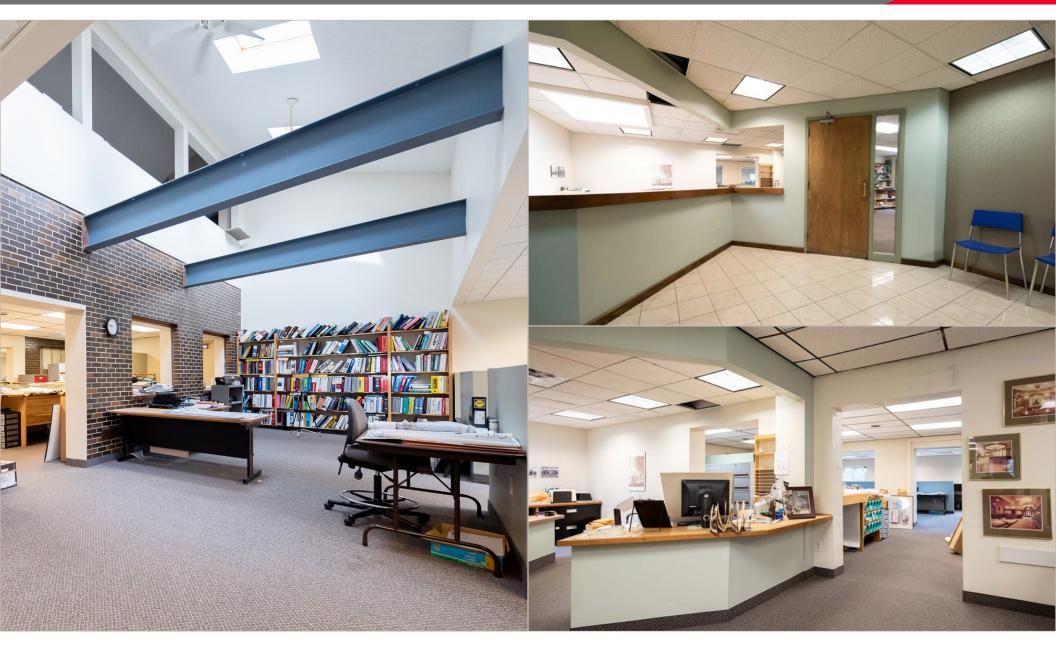
First Floor: 3,480 SF Second Floor: 3,480 SF \$12.00/SF MG

AVAILABLE FOR SALE

Address:	7311 Valley View Dr	Address:	7315 Valley View Dr
Туре:	Office Building	Туре:	Residential Single Family
Parcel #:	562-05-031	Parcel #:	562-05-030
Year Built:	1970 (2001 Reno.)	Year Built:	1950
Size:	7,600 SF	Size:	752 SF
Lot Size:	0.56 AC	Lot Size:	0.602 AC
Sale Price:	\$650,000	Sale Price:	\$160,000

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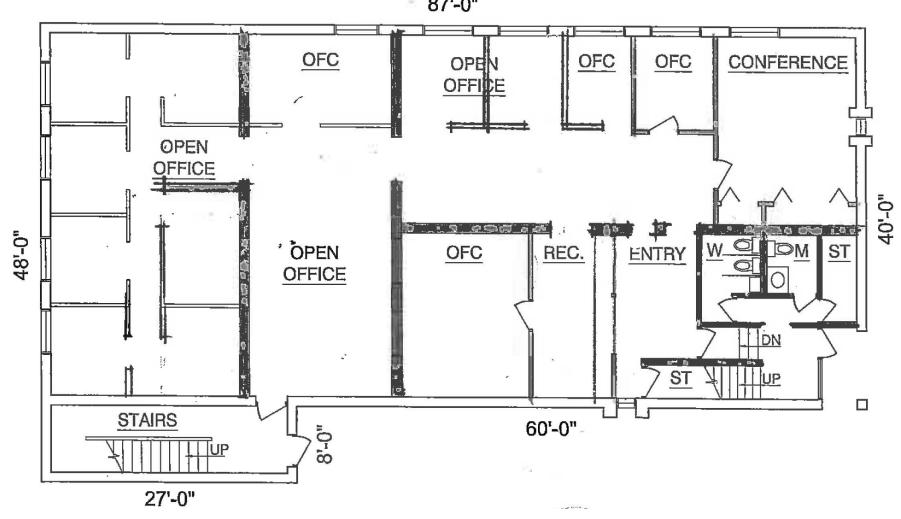




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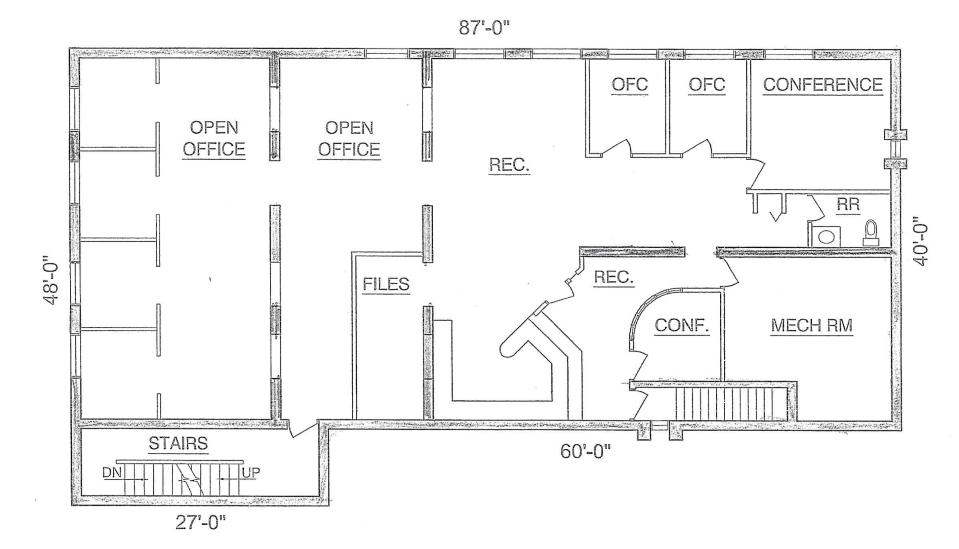
87'-0"

First Floor - 3,480 SF

USHM

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Second Floor - 3,480 SF + 640 SF Mezzanine





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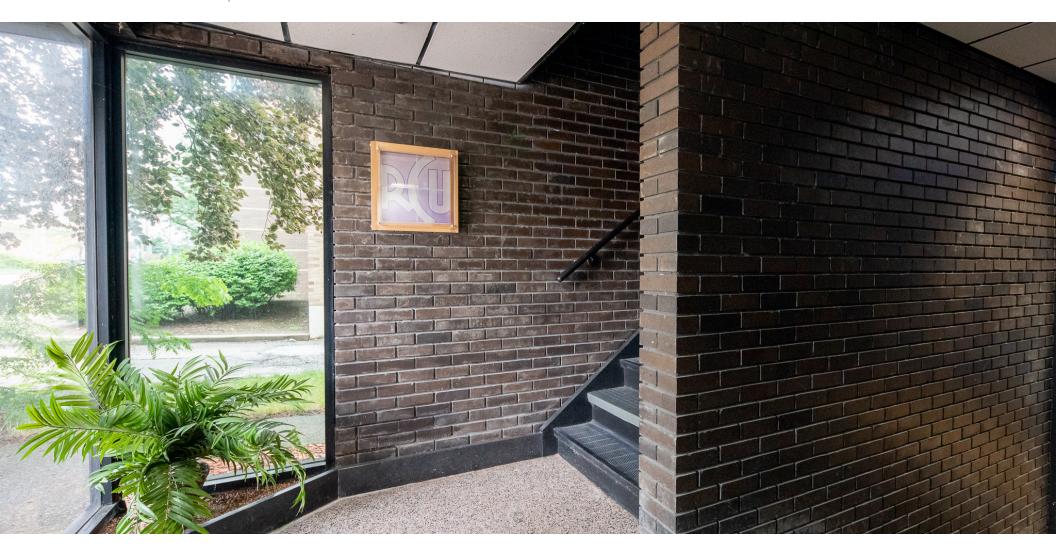
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