

# Office / Retail Building for Sale

5455 BROADVIEW ROAD, PARMA, OH 44134



## Overview

Well maintained masonry office / retail property offering multiple offices on 2 stories.

The primary building offers 2 floors accessed via a common area staircase and a combination of in suite and common area restrooms.

2 units available ranging from (+/-) 500-1,100 SF. Two units with in suite restrooms and an additional common area restroom on the second floor.

## Highlights

- Great Owner-User or Investment Opportunity
- Multi-Tenant Option
- 1 Building and An Annex
- Well Maintained
- Easy Access
- Prominent Broadview Road Location; (+/-) 97' of Frontage

## Property Details



**Sales Price**  
\$625,000



**Building Size**  
6,760 SF



**Zoning**  
Local Retail

Rev: January 17, 2024

### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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First Floor  
Office - right  
side of entry



First Floor Office Left  
side from entry



First Floor Office left  
side from entry



left side  
entry  
Conference



Left side  
from entry  
office - ADA  
restroom



Main  
stairwell  
from entry

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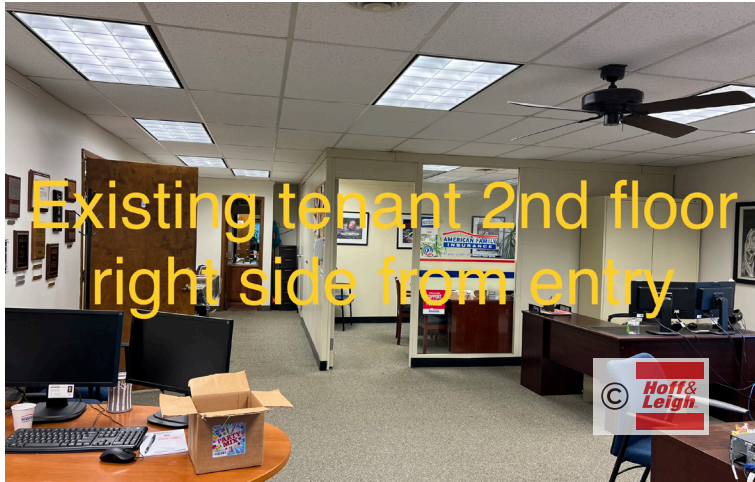
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5455 Broadview Rd, Cleveland, Ohio, 44134

## DEMOGRAPHICS



106,072  
Population



Median Age



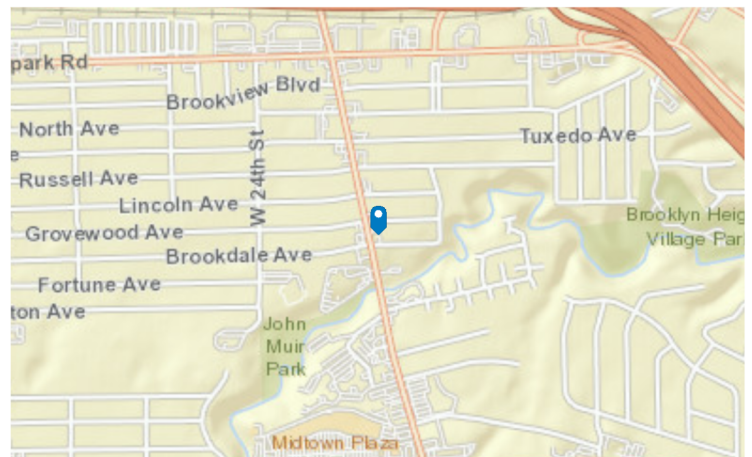
Average  
Household Size



\$55,772  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Brookdale Ave	20,480	0.1
Wexford Ave	23,990	0.2
Tuxedo Ave	18,508	0.3
Brookview Blvd	20,482	0.4
Broadview Rd	18,290	0.4

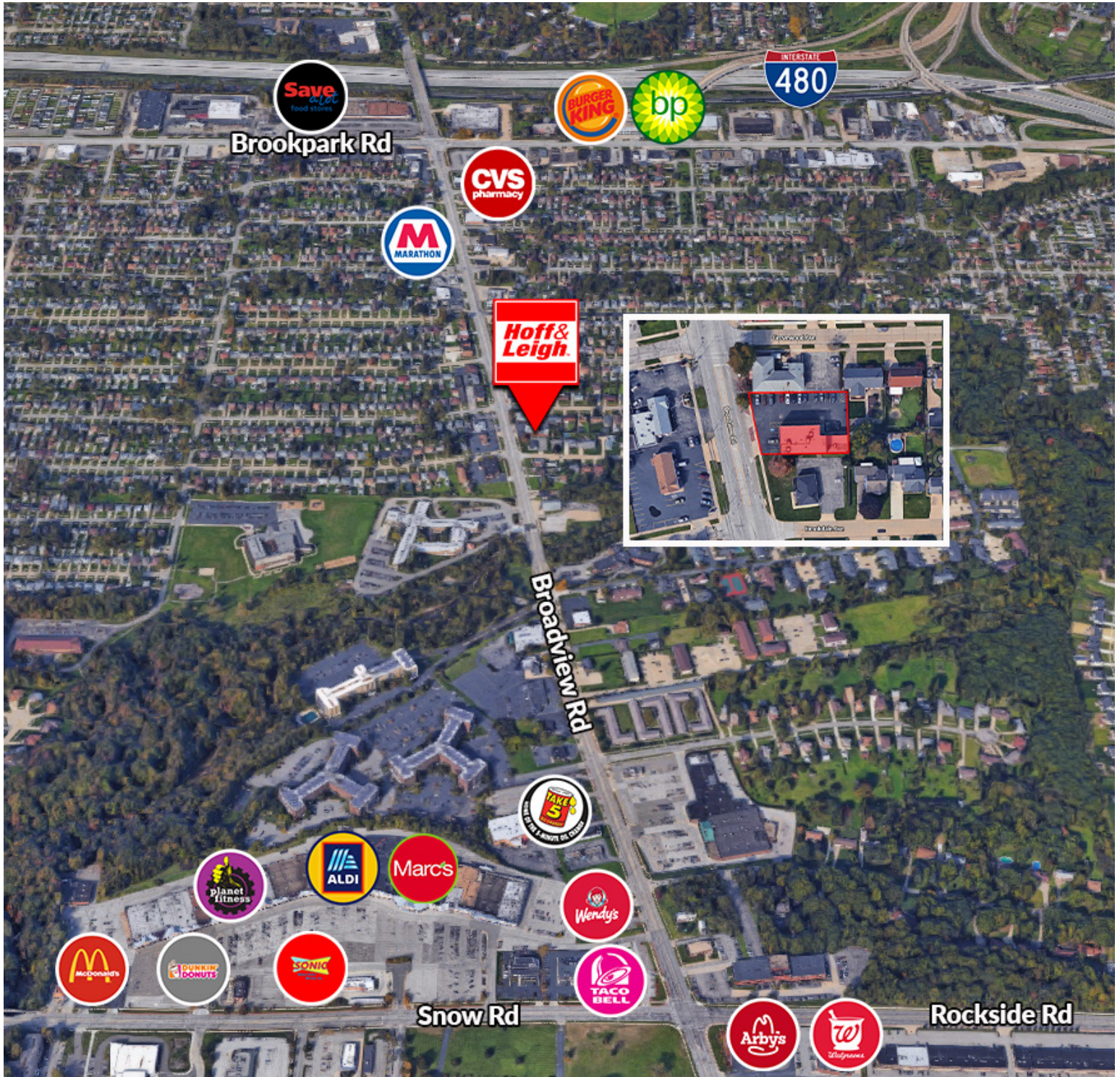


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