

INVESTMENT SALE

NNN Long Term Lease

8001 KATHERINE BLVD

BRECKSVILLE, OHIO



INVESTMENT HIGHLIGHTS:

- 24,700 SF single-story office building situated on 4.02 acres
- Built in 2008
- Rooftop HVAC
- Asking price: **\$3,950,000 (\$159.92/SF)**
- Cap rate: **7.5%**
- NOI: **\$296,400**
- **100% leased** by American Higher Education Development Corporation dba Stautzenberger College
- Lease expires **December 2024**
- Excellent highway access via Route 21 (Brecksville Rd.), I-77 and I-80 (Ohio Turnpike)

For more information, contact our licensed real estate salespersons:

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INDEPENDENTLY OWNED AND OPERATED



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.