

FOR SALE

Freestanding Auto Service Building

17625 Euclid Ave., Cleveland, OH 44112



PROPERTY OVERVIEW

- Freestanding auto service building available for sale
- 2,925 SF located on 0.5 acre corner parcel
- Located on Euclid Ave with over 24,000 VPD
- Great visibility with pylon signage
- Strong parking with over 25 spaces available
- **For Sale: \$235,000**

Demographic Snapshot *(2020 Estimated)*

	1 Mile	3 Miles	5 Miles
Population	15,595	110,855	256,102
Households	7,664	52,365	117,553
Median HH Inc	\$29,495	\$40,098	\$48,827
Average HH Inc	\$40,349	\$53,593	\$66,384
Daytime Pop	3,633	26,689	228,839

[View in Google Maps](#)

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Tom Grasso

📞 216.861.5429

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Sean Wall

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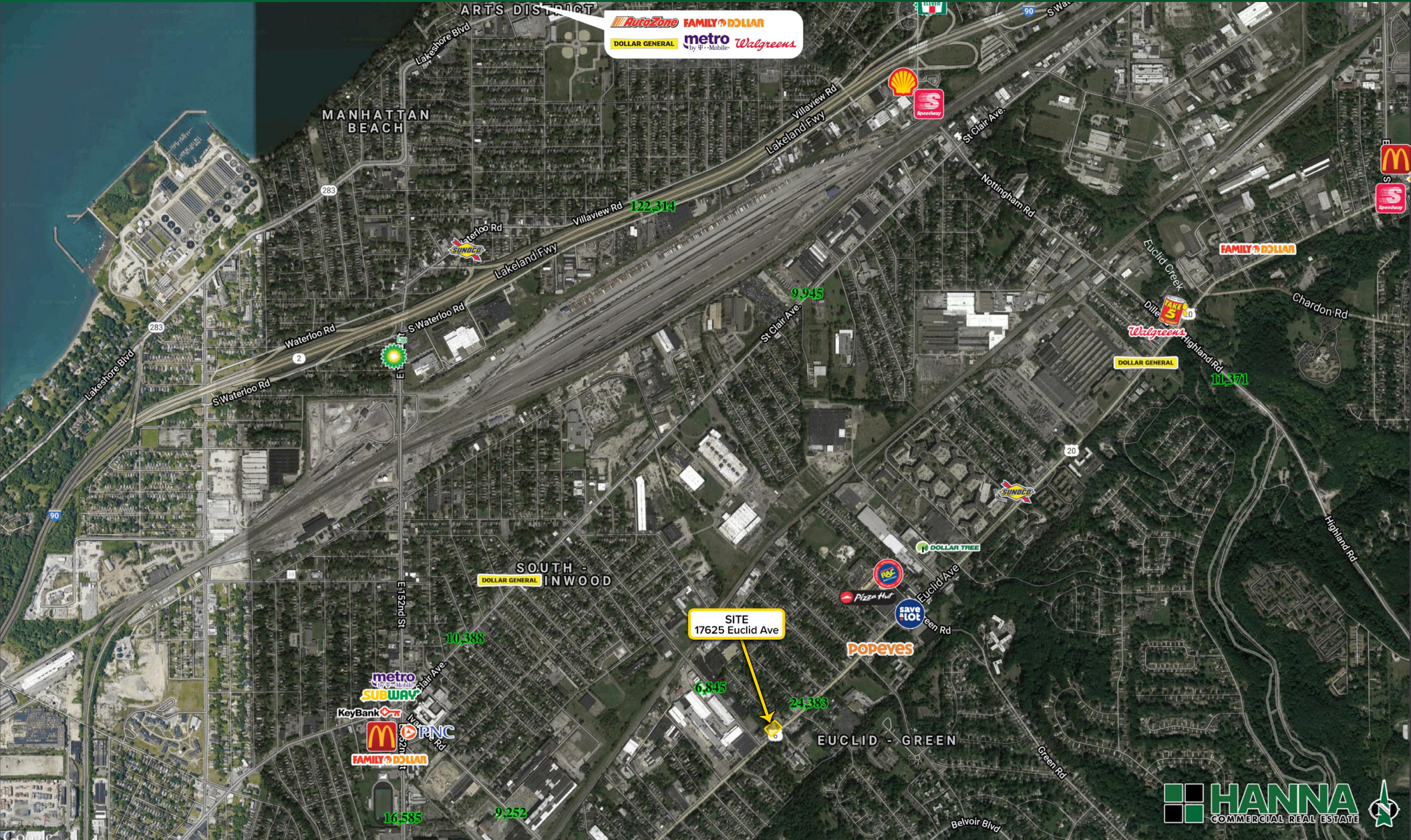
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HANNA
COMMERCIAL REAL ESTATE

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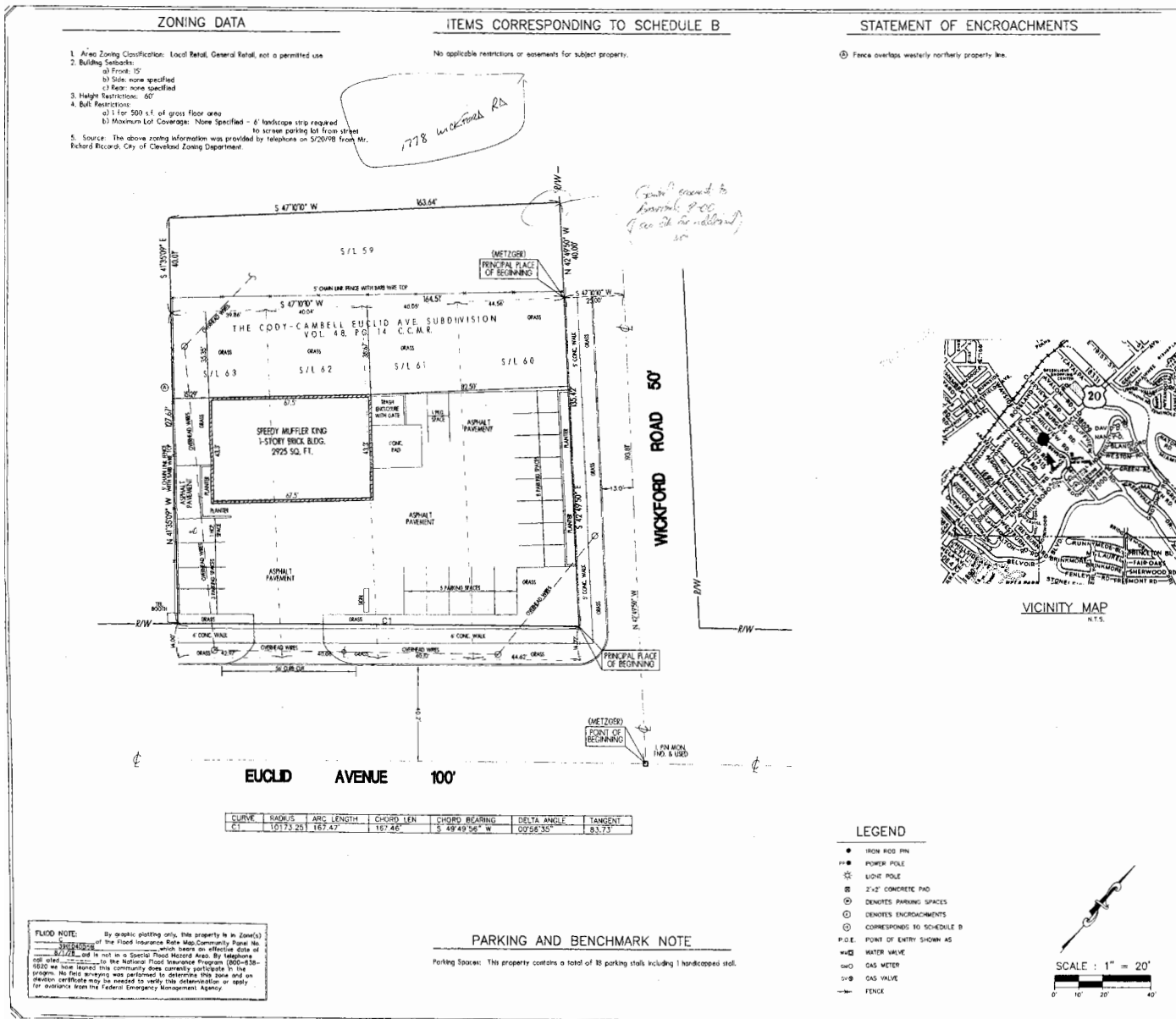
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LEGAL DESCRIPTION

PARCEL NO. 1

Situated in the County of Cuyahoga, in the State of Ohio and in the City of Cleveland and bounded and described as follows: known as being Sublot No. 59 in the Cody-Campbell Euclid Avenue Subdivision of part of Original Euclid Township Lots No. 9, 10 and 50 as shown on the recorded plat in Volume 48 of Maps, Page 14 of Cuyahoga County Records and being 40 feet front on the Southwesterly side of Wickford Road NE, 163.64 feet deep on the Northwesterly line, 164.51 feet deep on the Southerly, 40.01 feet rear as shown by the plat of said Sublot No. 59 recorded in Volume 48 of Maps, Page 14 of Cuyahoga County Records, a metes and bounds description of which follows:

Beginning at the northerly corner of SA 60 of the aforementioned Cody-Campbell Euclid Avenue Subdivision:

thence S 47°10'10" W a distance of 164.51 feet to the southeast corner of SA 59;

thence N 47°35'00" W a distance of 40.01 feet to the northwesterly corner of SA 59;

thence N 47°10'10" E a distance of 164.51 feet to the northerly corner of SA 59;

thence S 42°47'50" E along the northwesterly line of Wickford Road (59 R/W) a distance of 40.00 feet to a point, said point being the true place of beginning of the parcel of land described above and containing 0.1507 acres (6,543.0 S.F.) more or less but subject to all legal highways.

PARCEL NO. 2

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Sublot Nos. 60, 61, 62 and 63 in the Cody-Campbell Euclid Avenue Subdivision of part of Original Euclid Township Lots 9, 10 and 50 as shown by the recorded plat in Volume 48 of Maps, Page 14 of Cuyahoga County Records, bounded and described as follows:

Beginning on the Southwesterly line of Wickford Road NE, at a point distant Northwesterly 14 feet measured at right angles from the Northwesterly line of Euclid Avenue, 84 feet wide:

thence by the arc of a curve to the left, said curve having an arc length of 167.47 feet, an interior angle of 00°56'35", a chord bearing of S 49°49'56" W, a chord length of 167.46 feet, and a radius of 10,173.29 feet along the Northwesterly side of Euclid Avenue as indicated to 100 feet to a point in the Southwesterly line of said Sublot No. 63 in said Subdivision;

thence N 47°35'00" W along the northwesterly line of said Sublot No. 63, a distance of 127.67 feet to the northwesterly corner of said Sublot No. 63;

thence N 47°10'10" E along the Northerly line of said Sublots Nos. 40, 41, 42 and 43 in Subdivision 164.51 feet to the Southwesterly line of Wickford Road, NE;

thence S 42°47'50" E along said Southwesterly line 135.42 feet to a place of beginning, be the same more or less, but subject to all legal highways.

Lot Area: 21826 S.F.
0.5018 Ac.

The 1" = 40' scale referred to in this description are based on an assumed meridian and are used to determine angles only. The basis of bearings for this description is S 47°49'29" E along the Northwesterly side of Euclid Avenue (100') as referenced in the Plat of Survey performed by Donald E. Metzger Registered Surveyor #5-6095 for Speedy Muffler King on July 24, 1978.

Note: Course and plot of parcel was performed utilizing bearings and distances as referenced in a Plat of Survey performed by Donald E. Metzger Registered Surveyor #5-6095 for Speedy Muffler King on July 24, 1978.

ALTA/ACSM LAND TITLE SURVEY

SPEEDY MUFFLER KING
SHOP #3404
17625 EUCLID AVENUE

SURVEYOR'S CERTIFICATION

To: Monro Muffler Brake Inc., its counsel Underberg & Kessler LLP, Chicago Title Insurance Co. and Tiora Title Insurance Company, and The Chase Manhattan Bank as agent

This is to certify that this map or plat and the survey, which it is based upon, were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1997, and includes items 1, 2, 3, 4, 6, 7(a), 7(b), 8, 9, 10, 11 (excluding Underground Utility Location), and 13 of Table A thereof, and (2) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM) and in effect on the date of this certification of an Urban Survey.

The property hereon described is the same as the pertinent property as described in Chicago Title Insurance Company, Commitment No. 302620 effective date April 1, 1998 at 7:29 A.M.

Robert E. Long
Robert E. Long
Registration No. 6448
within the State of Ohio
Date of Survey: May 12, 1998
Date of Last Revision: September 4, 1998

STATE OF OHIO
ROBERT E. LONG
REGISTERED SURVEYOR
NO. 6448

LANDATA SITE SERVICES

2435 W. Northwest Highway, Suite 107B
Dulles, Texas 75220

MMB HGI LSS #118
(214) 654-9995 Fax: (214) 654-8449
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