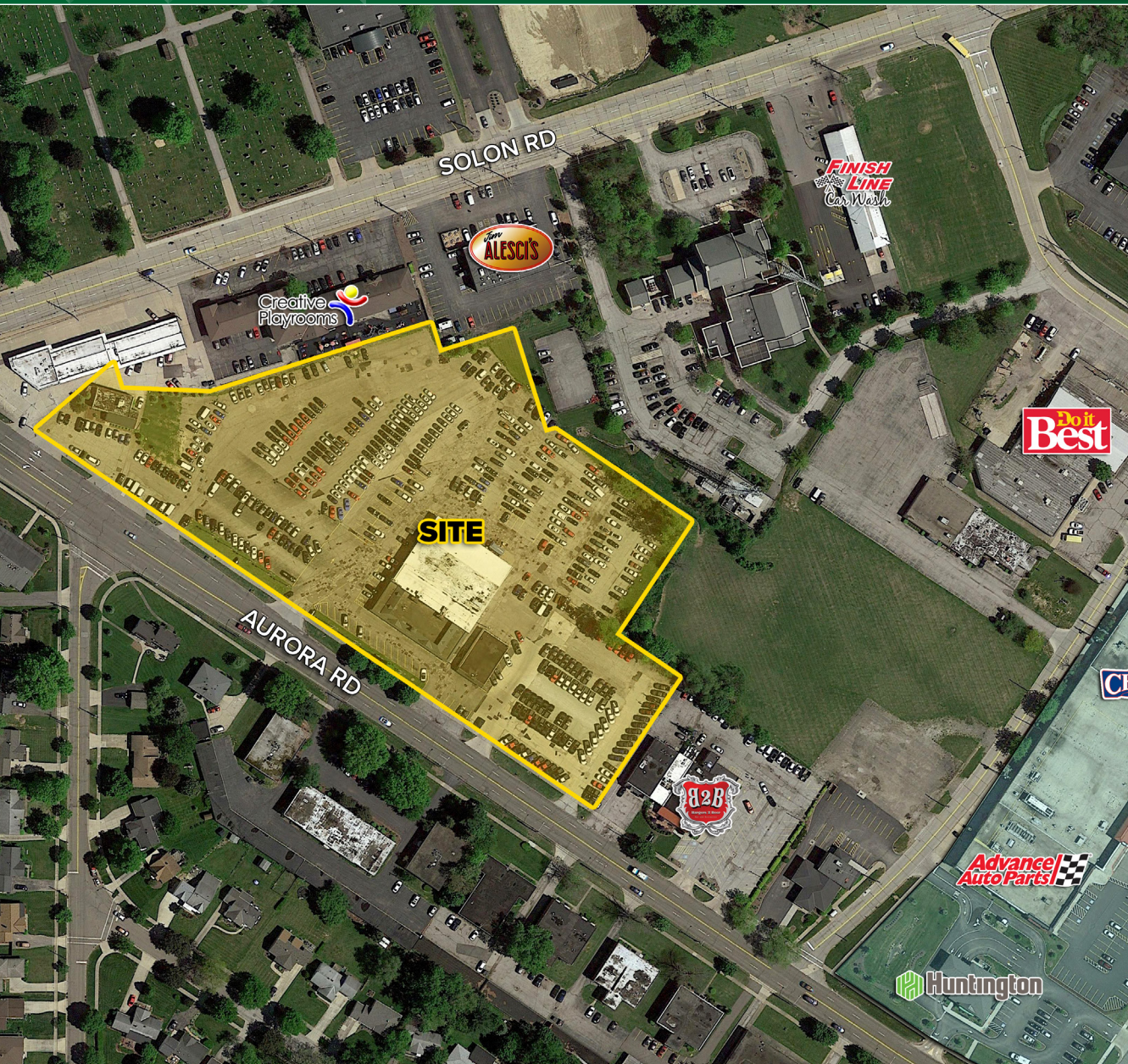


FOR SALE

Former Auto Dealership

32811 Aurora Road, Solon, Ohio 44139



PROPERTY OVERVIEW

- Rare development opportunity in the heart of Solon
- Over 800 feet of frontage on Aurora Road (SR 43)
- 5.95 Acre parcel total (three parcels: 954-02-035, 954-02-088, & 954-02-089)
- ±17,500 SF Auto showroom and service facility plus 2,400 SF car wash
- 1,928 SF Enterprise Rent-A-Car building
- For Sale: \$3,000,000



[View in Google Maps](#)



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Sean Wall

📞 216.861.5498

✉ SeanWall@HannaCRE.com

Greg Slyman

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PLAT OF CONSOLIDATION FOR LIBERTY INVESTMENT GROUP, L.T.D.

SITUATED IN THE CITY OF SOLON, COUNTY OF CUYAHOGA AND STATE OF OHIO, BEING PART OF ORIGINAL SOLON TOWNSHIP LOT NOS. 6 AND 15, TRACT NO. 2, AND KNOWN AS BEING SUBLOTS NO. 64-75, 197-208, AND A PORTION SUBLOTS NO. 209-210 IN THE SOLON ALLOTMENT COMPANY'S SUBDIVISION NO. 1 AS SHOWN BY THE RECORDED PLAT IN VOLUME 114, PAGE 28 OF CUYAHOGA COUNTY MAP RECORDS TOGETHER WITH A PORTION OF ERIE STREET, AND LONGLEY AVENUE, AS VACATED UNDER RESOLUTION NO. 1988-78 AS SHOWN BY THE VACATION PLAT RECORDED IN VOLUME 245, PAGE 68 OF CUYAHOGA COUNTY MAP RECORDS.

LEGEND

- IPS - 3" IRON PIN SET (EXCEPT AS NOTED ON MAP)
- ★ MAGS - MAG NAIL SET
- - IRON PIN FOUND (OR OTHER TYPE OF MARK AS NOTED ON MAP)
- - MONUMENT BOX
- - PROPERTY LINE
- - RIGHT-OF-WAY
- - CENTER LINE
- (REC.) - RECORD
- (MEAS.) - MEASURED
- (CALC.) - CALCULATED
- D.H. - DRILL HOLE
- P.P.O.B. - PRINCIPLE PLACE OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT

EXISTING PARCEL AREA TABULATION	
PARCEL	PARCEL AREA ACRES
PARCEL ONE	4.5606 ACRES
PARCEL TWO	0.2126 ACRES
PARCEL THREE	0.9199 ACRES
TOTAL	5.6931 ACRES

PROPOSED PARCEL AREA TABULATION	
PARCEL	PARCEL AREA ACRES
PARCEL "A"	5.6931 ACRES
TOTAL	5.6931 ACRES

CURVE DATA

CL	CR	CS
L1429.07 (R)	L1356.53 (R)	L1175.81 (R)
L1429.07 (R)	L1356.53 (R)	L1175.81 (R)
R1200.00 (R.M.)	R1070.00 (R.M.)	R1070.00 (R.M.)
A02029.17 (R)	A01791.07 (R)	A00895.42 (R)
A02029.17 (R)	A01791.07 (R)	A00895.42 (R)
B1642.02 (R)	B1642.02 (R)	B1642.02 (R)
C1426.78 (R)	C1353.77 (R)	C1175.81 (R)
C1426.78 (R)	C1353.77 (R)	C1175.81 (R)
T126.85 (R)	T1176.63 (R)	T1176.63 (R)
T126.85 (R)	T1176.63 (R)	T1176.63 (R)
L121.69 (R)	L159.02 (R.M.)	L121.69 (R)
R1170.00 (R.M.)	R1170.00 (R.M.)	R1170.00 (R.M.)
A00573.32 (R.M.)	A00573.32 (R.M.)	A00573.32 (R.M.)
B1642.02 (R)	B1642.02 (R)	B1642.02 (R)
C101.63 (R.M.)	C101.63 (R.M.)	C101.63 (R.M.)
T140.90 (R.M.)	T140.90 (R.M.)	T140.90 (R.M.)
L155.76 (R)	L155.76 (R)	L155.76 (R)
R143.97 (R.M.)	R143.97 (R.M.)	R143.97 (R.M.)
A0172.99 (R)	A0172.99 (R)	A0172.99 (R)
B1642.02 (R)	B1642.02 (R)	B1642.02 (R)
C102.06 (R)	C102.06 (R)	C102.06 (R)
L152.33 (R)	L152.33 (R)	L152.33 (R)
T132.33 (R)	T132.33 (R)	T132.33 (R)

ACCEPTANCE

I, THE UNDERSIGNED OWNER OF THE LAND HEREON DO ACCEPT THIS LOT CONSOLIDATION PLAT OF THE SAME.

OWNER OF LIBERTY INVESTMENT GROUP, L.T.D. (SIGNATURE) (PRINT NAME)

STATE OF OHIO:
COUNTY OF CUYAHOGA:

BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OWNER WHO ACKNOWLEDGED THAT HE SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS/HER FREE ACT AND DEED. IN

WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT

THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC (SIGNATURE) (PRINT NAME) MY COMMISSION EXPIRES:

APPROVAL

THIS LOT CONSOLIDATION PLAT IS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SOLON, OHIO.

THIS _____ DAY OF _____, 2014.

CLERK OF COUNCIL (SIGNATURE) (PRINT NAME)

THIS LOT CONSOLIDATION PLAT IS ACCEPTED AND APPROVED BY THE CITY ENGINEER OF THE CITY OF SOLON, OHIO.

THIS _____ DAY OF _____, 2014.

CITY ENGINEER (SIGNATURE) (PRINT NAME)

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS LOT SPLIT AND CONSOLIDATION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4753-37 OF THE OHIO ADMINISTRATIVE CODE, THAT THIS MAP IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT I HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS MAP.

James D. Broadway
JAMES BROADWAY P.S.
LICENSED PROFESSIONAL SURVEYOR
OHIO LICENSE NO. 6909

REFERENCE DOCUMENTS

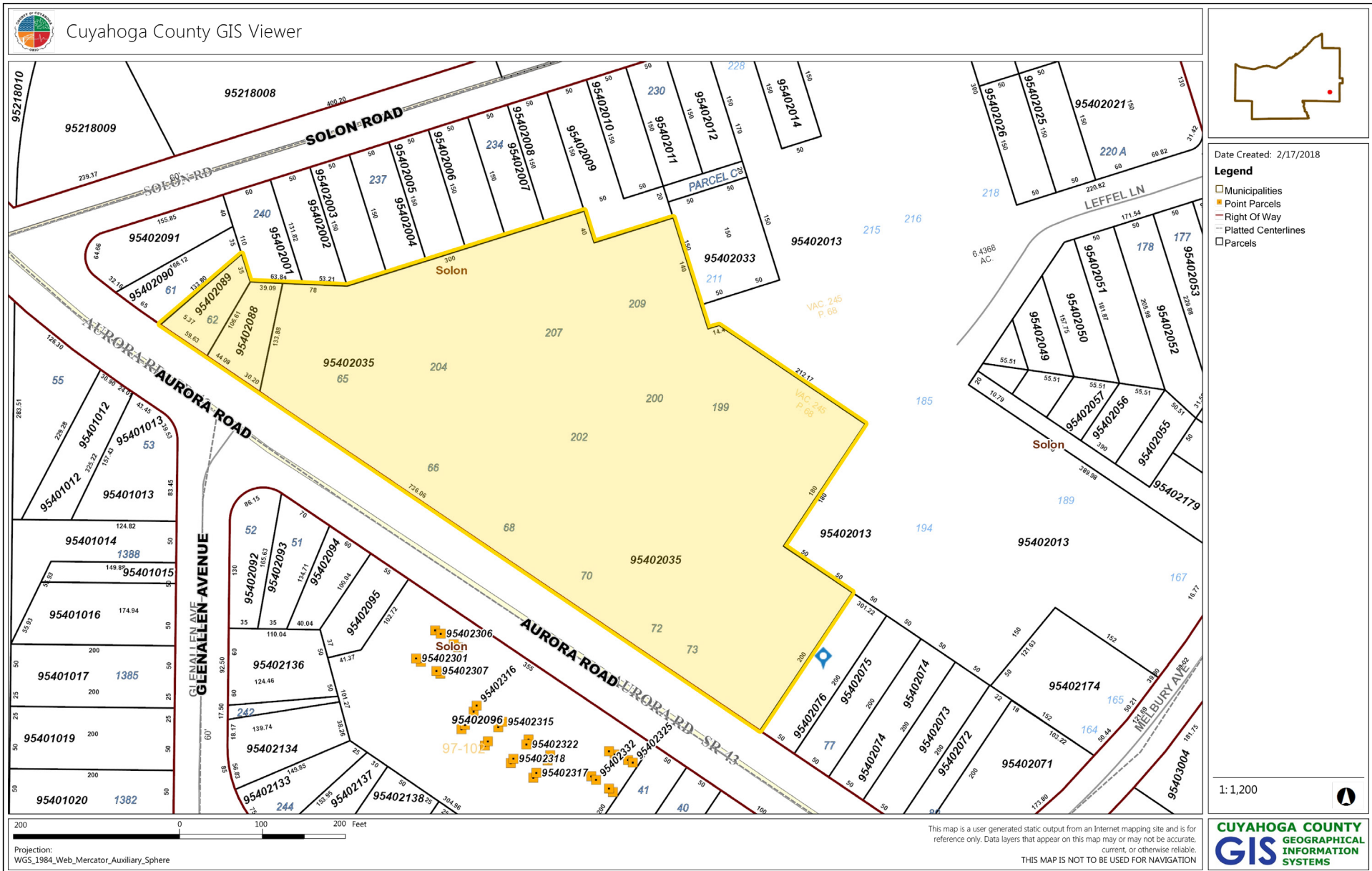
PLAT OF CONSOLIDATION AND LOT SPLIT V. 245 P. 52
VACATION PLAT FOR ERIE ST. & LONGLEY AVE. V. 245 P. 68
SOLON ALLOTMENT COMPANY'S SUBDIVISION NO. 1 V. 114 P. 28
DEED APN 20050508090 DEED APN 20050508090 DEED APN 19990280050
DEED V. 14-0374 P. 5 DEED APN 20070250000 DEED APN 20030908007
DEED APN 20030908007 DEED APN 20070250000 DEED APN 20020007603
DEED APN 20010291376 DEED APN 20030809309 DEED V. 14-078 P. 453 DEED V. 20060730927
DEED V. 18-079 P. 26

NO.	DATE	BY	DESCRIPTION
1	01/22/2014	JMB	2014 PRELIMINARY PLAT FOR ERIE ST. & LONGLEY AVE. V. 245 P. 68
2	01/22/2014	JMB	2014 PRELIMINARY PLAT FOR ERIE ST. & LONGLEY AVE. V. 245 P. 68
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