



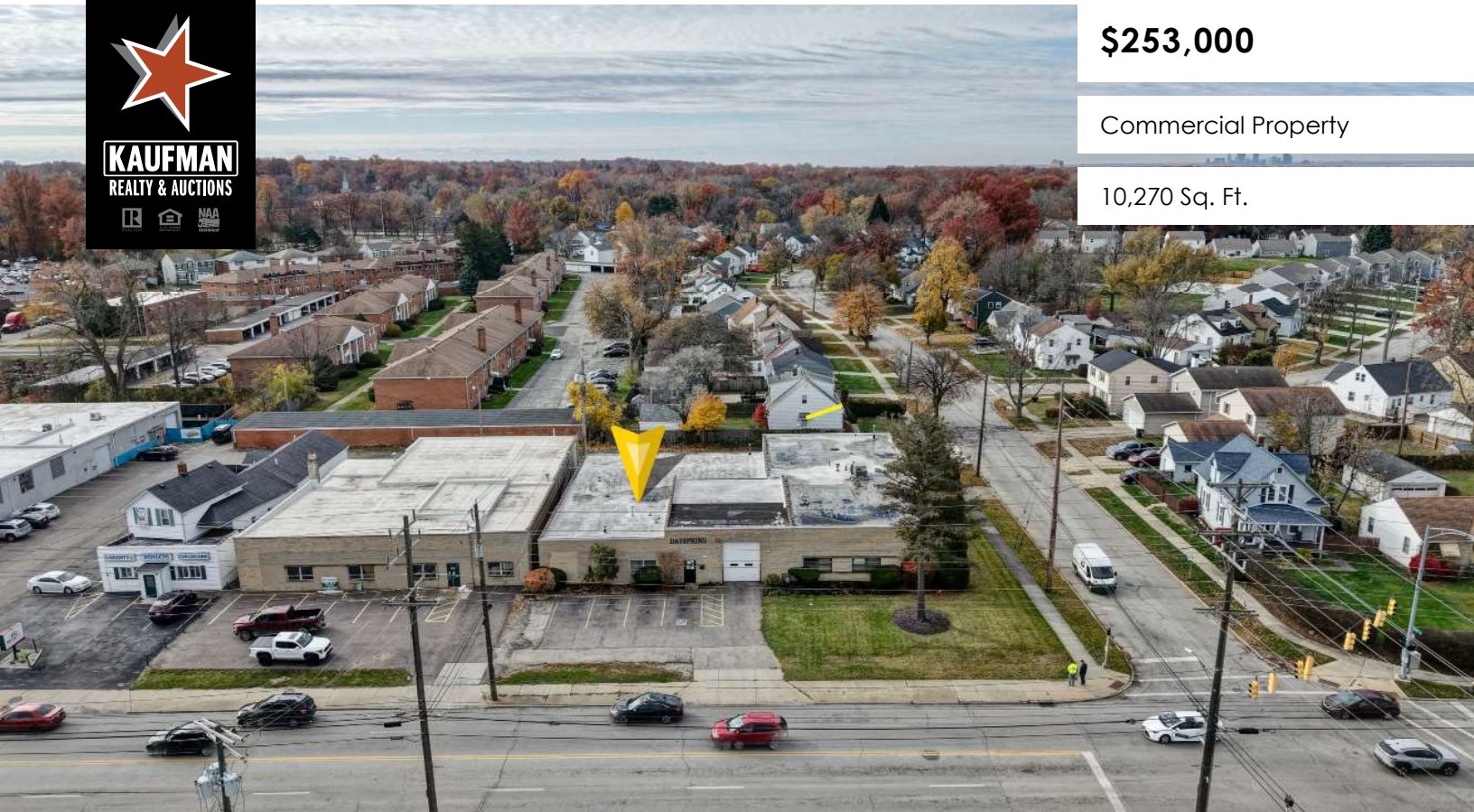
**KAUFMAN**  
REALTY & AUCTIONS



**\$253,000**

Commercial Property

10,270 Sq. Ft.



**422 South Green Road South Euclid, OH 44121**

## **PRIME COMMERCIAL OPPORTUNITY**

Built in 1946 | .515 Acres  
Brick/Masonry Construction | Ample Parking | Convenient Access  
Office Space | Spacious Warehouse



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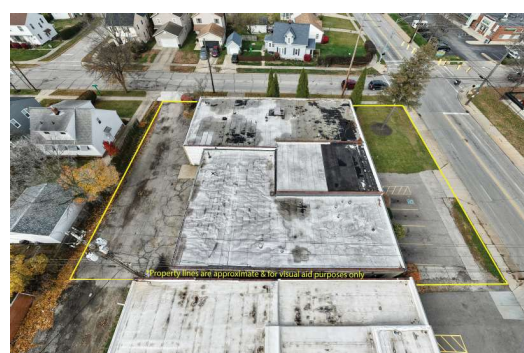
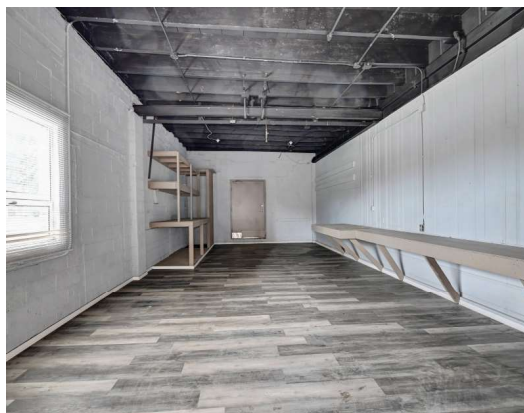
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## PRIME COMMERCIAL PROPERTY

**422 South Green Road South Euclid, OH 44121**

This versatile 10,270 sq. ft. warehouse and office building, built in 1946, sits on 0.515 acres and offers an excellent layout for a variety of business uses. The property features brick/masonry construction, ample parking, and convenient access from South Green Road. Inside, you'll find a functional blend of office space with forced-air heat and air conditioning, along with a spacious warehouse area heated by suspended gas space heaters. The warehouse includes one truck overhead door, good lighting throughout, and open floor space suitable for storage, manufacturing, distribution, or other commercial operations. Whether you're looking for a strong investment property or a site for your own business, the building works well as a single-tenant facility—perfect for an owner-user. A solid commercial asset in a high-visibility location. Property sold "As-is". Buyer and/or buyer's agent responsible for verifying all pertinent information deemed relevant by the prospective buyer, including but not limited to square footage, acreage, utilities, taxes, zoning, permitting, condition, school zones, HOAs, etc. Cuyahoga County Parcel No. #701-13-064



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