



3528 ST. CLAIR  
AVENUE  
CLEVELAND, OH

**LOCATION:** Southwest corner of St. Clair Avenue and East 36th Street.

**BUILDING:** Free-standing building with 1,560 sq. ft. storefront/studio space (24 ft. x 65 ft.) on the first floor and attached 1,560 sq. ft., three bedroom apartment on the second floor, plus a full basement. A fenced parking area for approximately six or seven vehicles is also included.

**RATE:** \$4.50 per sq. ft. (\$1,170 per month), triple net. No rent is charged for the basement. Taxes and insurance are estimated to be an additional \$0.50/per sq. ft. (\$130 per month).

**UTILITIES:** Tenant pays for metered consumption of electricity, gas and water directly to the utility company.

**TERM:** Three (3) years minimum.

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