

1631 Sherman Avenue
Norwood, OH 45212



Location:	1631 Sherman Avenue Norwood, OH 45212	Sprinkler System:	Wet in 25,250 SF None in 20,750 SF
Current Use:	Fun Factory Roller Rink	Heating:	Gas Forced Air – Warehouse HVAC – Rink
Available Space:	46,000 +/-	Air Conditioning:	Rink
Roller Rink Size:	25,250 +/- (100% A/C & drop ceiling)	Ventilation Fans:	No
Warehouse Size:	20,750 +/-	Lighting:	Fluorescent and bulbs
Zoning:	M1	Outside Security Lighting:	Yes
Land:	2.5 acres (bordered by 2 city parks, a railroad track and street)	Windows:	In warehouse
Access to Expressways:	Norwood Lateral, I-75, I-71	Skylights:	No
Year Built:	1930	Electrical Service:	1,000 Amp, 240/208, 3 Phase (formerly a bakery)
Construction:	Block & Concrete	Gas:	Cinergy
Column Spacing:	Varies (rink is 80' x 207' clear span)	Sewer:	Metropolitan Sewer District
Bay Size:	Varies	Water:	Cincinnati Water Works
Floor:	Concrete	Floor drains:	Yes
Roof:	Pitched Rubber and Flat	Rail:	No
Ceiling Height:	9' – 13'9"	Parcel Number:	651-0049-0073
Loading Facilities:	1 Drive-in (10'10"x13'8")	Annual Taxes:	\$17,350 (\$0.38/SF)
Parking:	+/- 100	Sale Price:	\$1,200,000 (\$26.00/SF)
Restrooms:	2		

For More Information Please Contact:

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