96 South Broadway Office Building

For Sale | Geneva, Ohio 44041



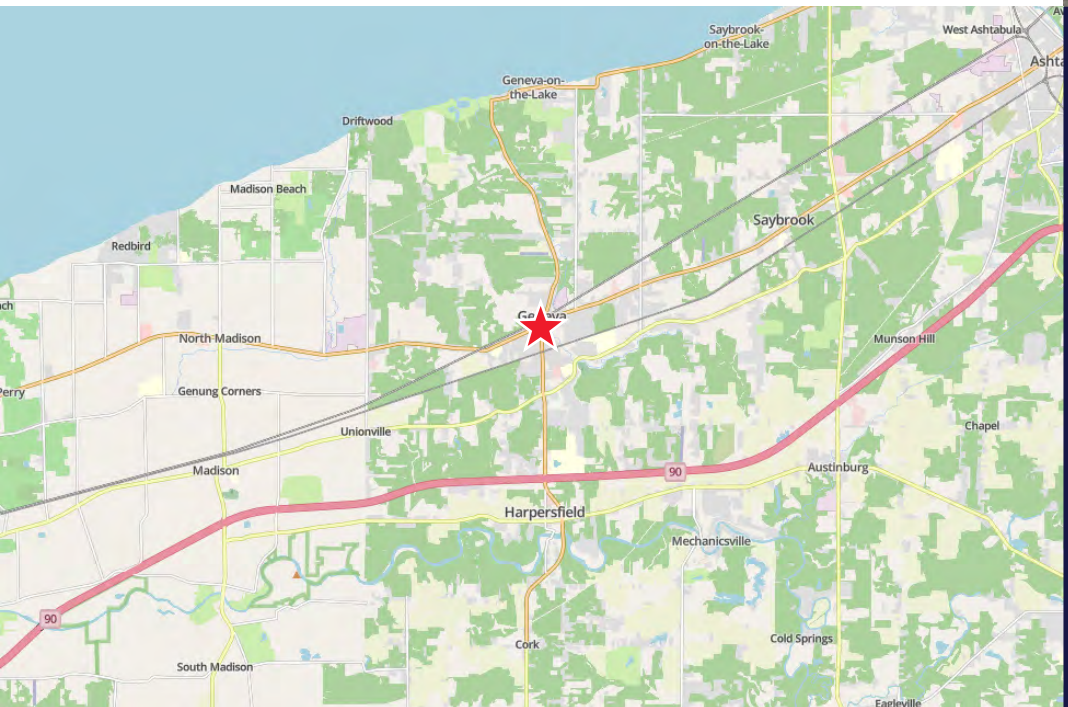
CUSHMAN & WAKEFIELD | CRESCO Real Estate

96 South Broadway

- A turnkey medical or professional office in a tight submarket, with low carrying costs and the option to add rental income
- The property has a 1,365 SF suite and a 7,150 SF suite (first floor plus basement), which allows an owner-user to explore occupying one and leasing the other
- Direct frontage on S Broadway in Geneva's city center
- A brick building with great character and curb appeal with a formal front entry
- Medical-ready build out
- Open floor plan with multiple private offices, a reception area, and ADA-accessible entry and restrooms.

Sale Price: $1,500,000

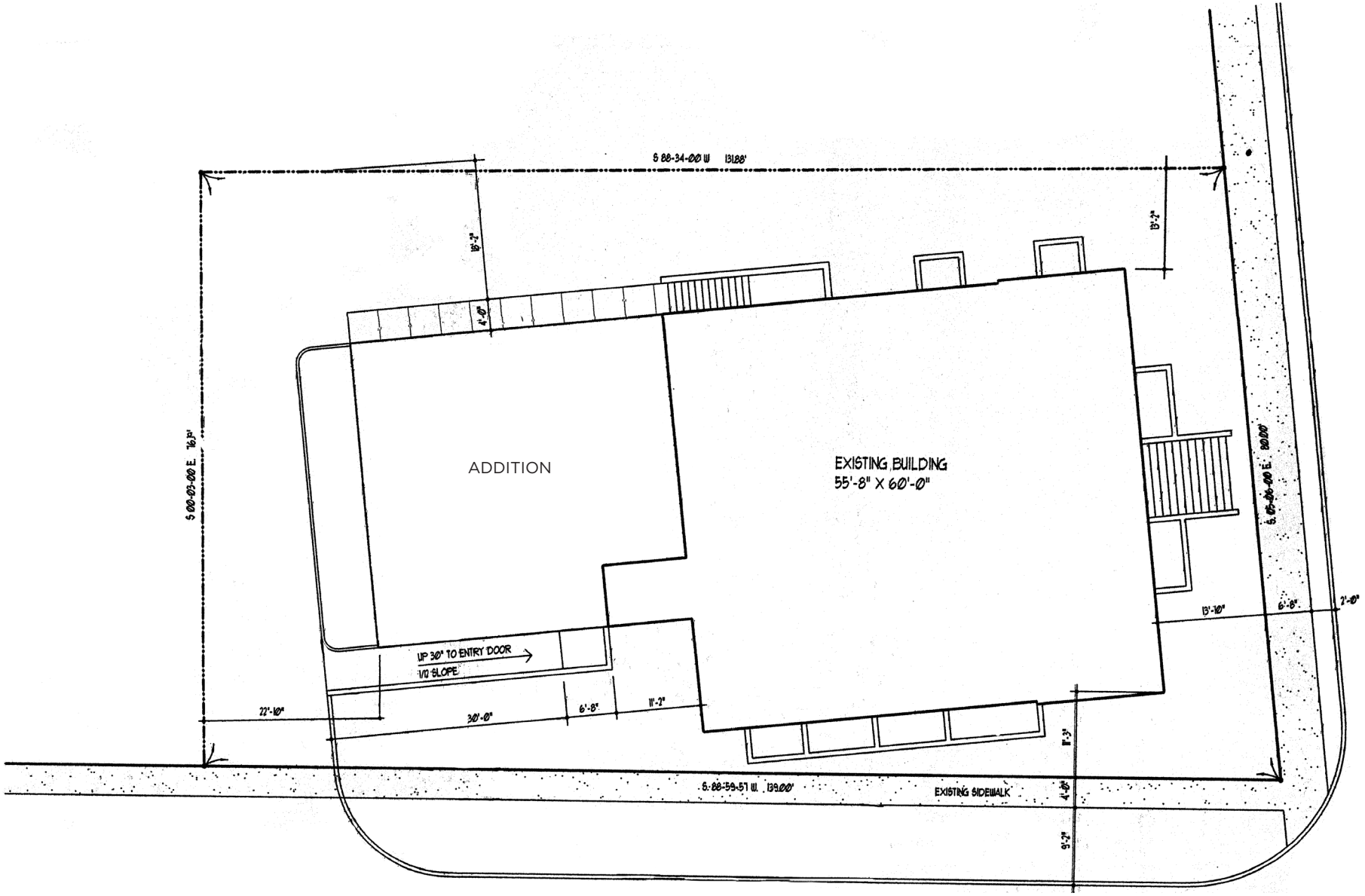




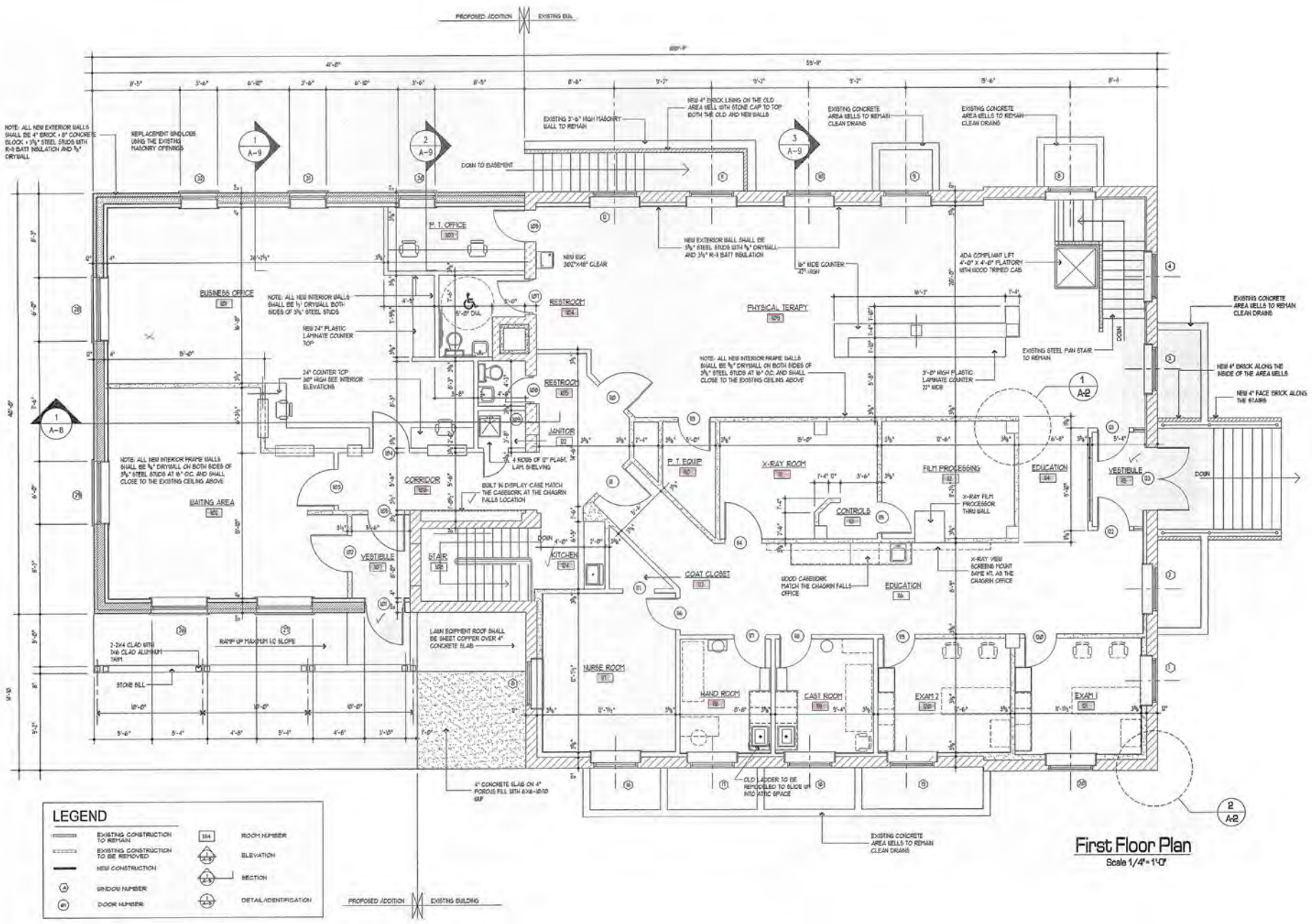
Quick Stats

Building SF	8,515 SF
Year Built	1935
Parcel #	200060012200
Land Area	0.41 AC
Construction	Masonry
A/C	Throughout

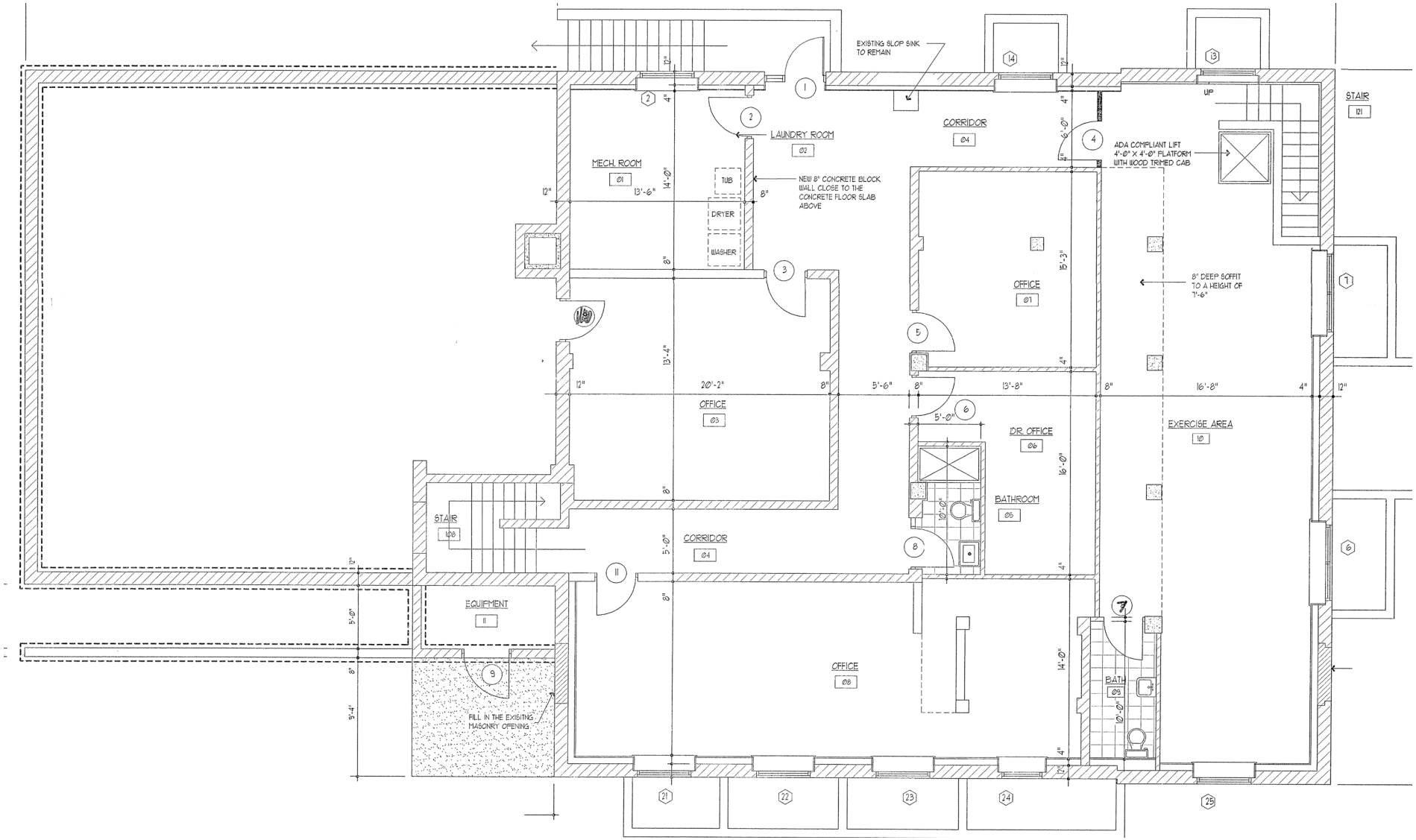
Site Plan


S 88-34-00 W 1318.8'
18'-2"
4'-0"
13'-2"
S 00-03-00 E 16.1'
ADDITION
EXISTING BUILDING
55'-8" X 60'-0"
S 05-26-00 E 80.00'
UP 30" TO ENTRY DOOR
1/12 SLOPE
22'-10"
30'-0"
6'-8"
11'-2"
13'-10"
6'-8"
2'-0"
11'-3"
S 88-59-57 W 139.00'
EXISTING SIDEWALK
4'-0"
9'-7"

Floor Plan | First Floor



Floor Plan | Lower Level



Interior Photos

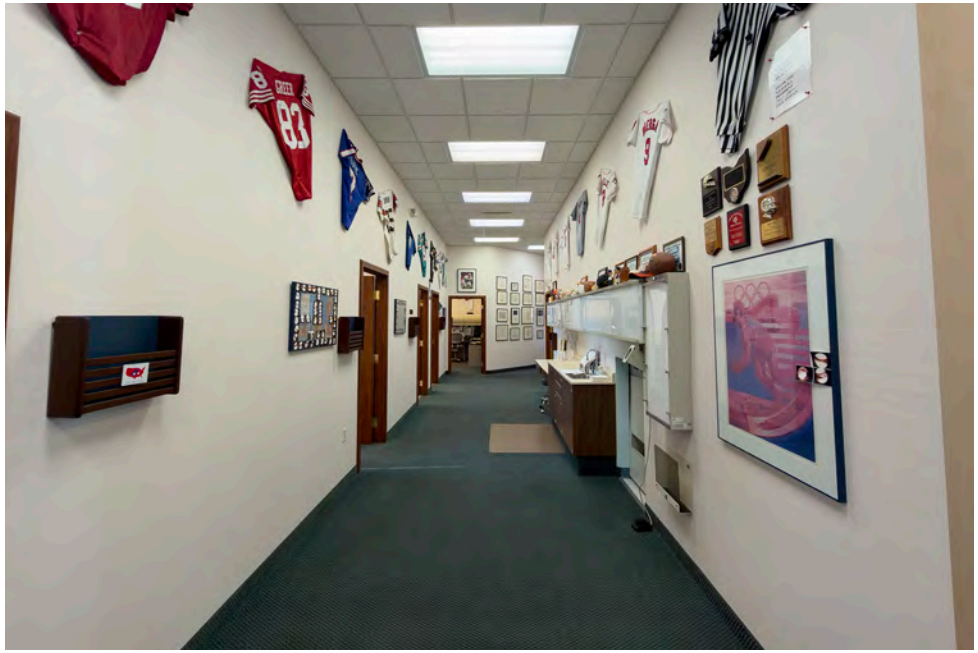




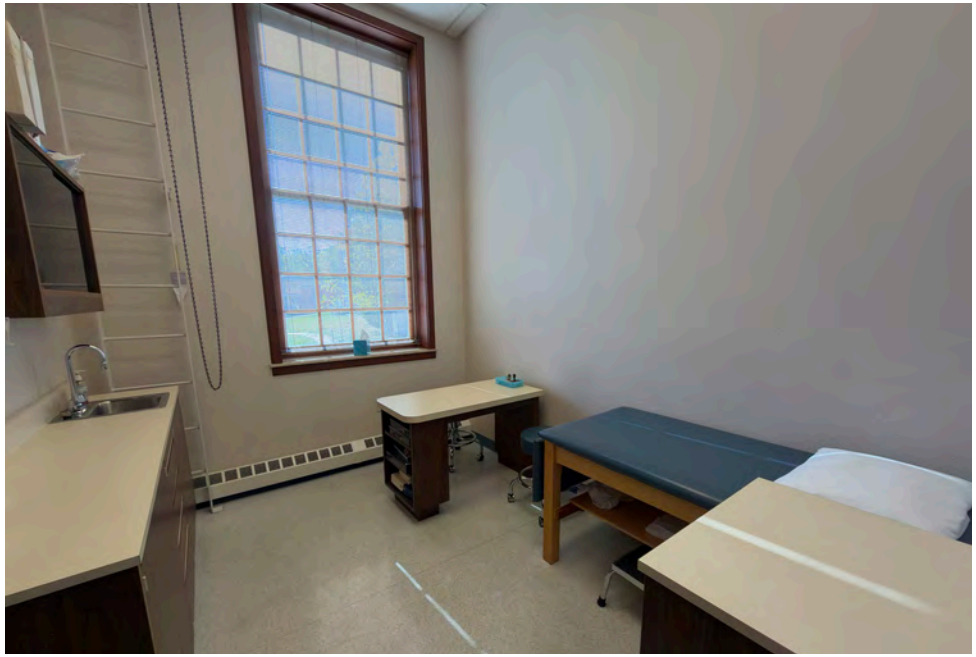




Interior Photos





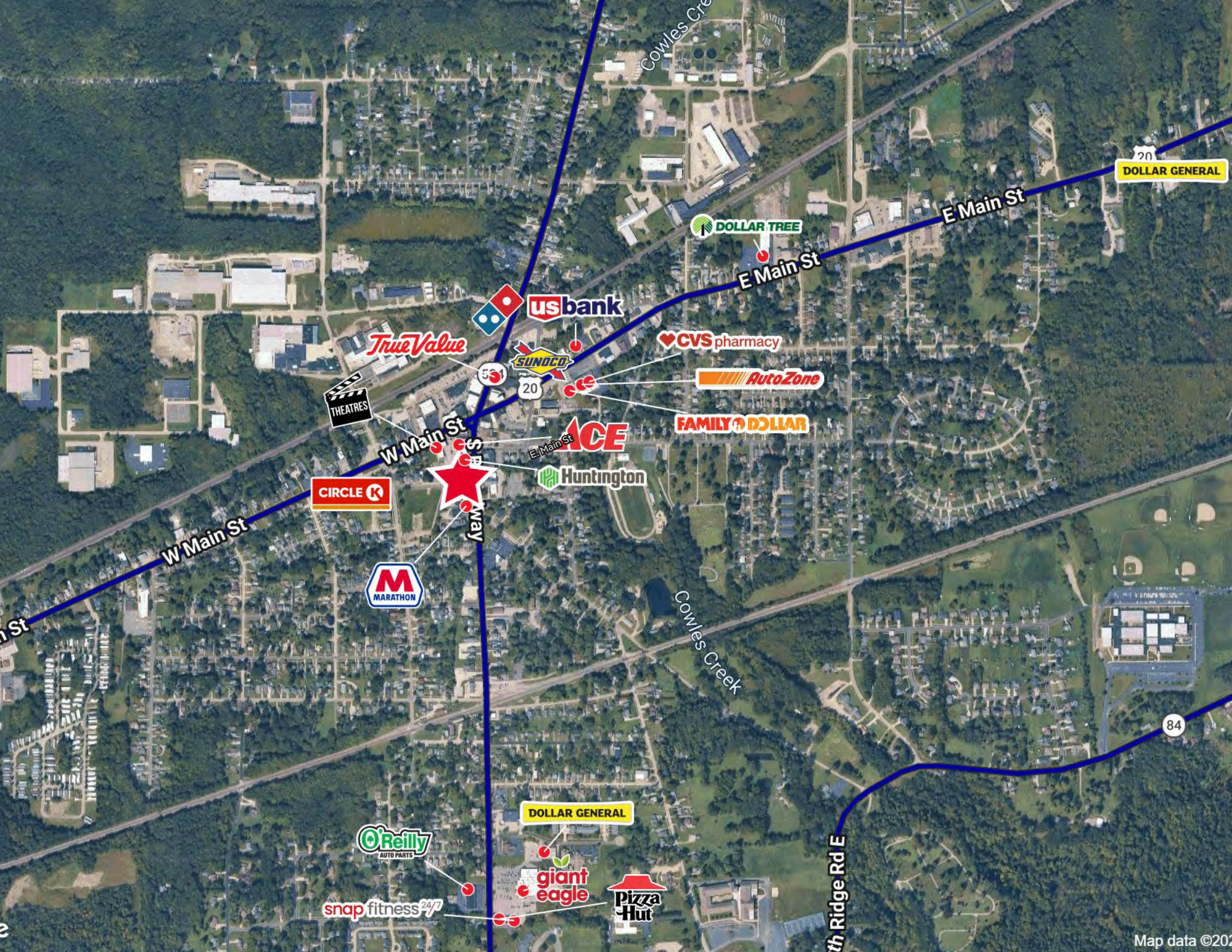




Historical Photos






DOLLAR GENERAL
E Main St
DOLLAR TREE
E Main St
usbank
True Value
SUNOCO
CVS pharmacy
AutoZone
THEATRES
FAMILY DOLLAR
W Main St
E Main St
ACE
Huntington
CIRCLE K
W Main St
MARATHON
Cowles Creek
DOLLAR GENERAL
O'Reilly AUTO PARTS
giant eagle
Pizza Hut
snap fitness 24/7
Map data ©202

96 S. BROADWAY
GENEVA, OHIO 44041

ELIOT KIJEWSKI, SIOR
Principal
ekijewski@crescorealestate.com
+1 216 525 1487

COLE SORENSON
Senior Associate
csorenson@crescorealestate.com
+1 216 525 1470

ERIC SCHREIBMAN, J.D.
Vice President
escreibman@crescorealestate.com
+1 216 525 1471

CUSHMAN & WAKEFIELD | CRESCO Real Estate

Cushman & Wakefield | CRESCO Real Estate
6100 Rockside Woods Blvd N, Suite 200
Cleveland, Ohio 44131

crescorealestate.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.