



**UNIQUE OPPORTUNITY**

## Development Opportunity / Adaptive Reuse

- Original Classic Mansion and Carriage house located in Cleveland Heights was built in 1905.
- The 1.77 acre site is zoned MF-3 Multiple Family Residential District (Townhouses, Multiple-family dwellings, Cluster development)
- Current zoning allows for 58 units per acre (102 units per existing zoning).
- All city utilities are available to the site.
- The carriage house has a total area of 3,910 SF.

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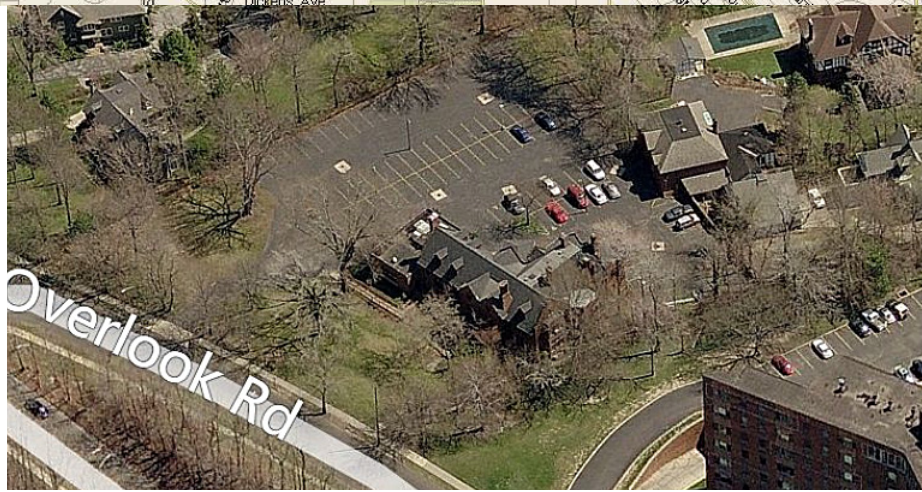
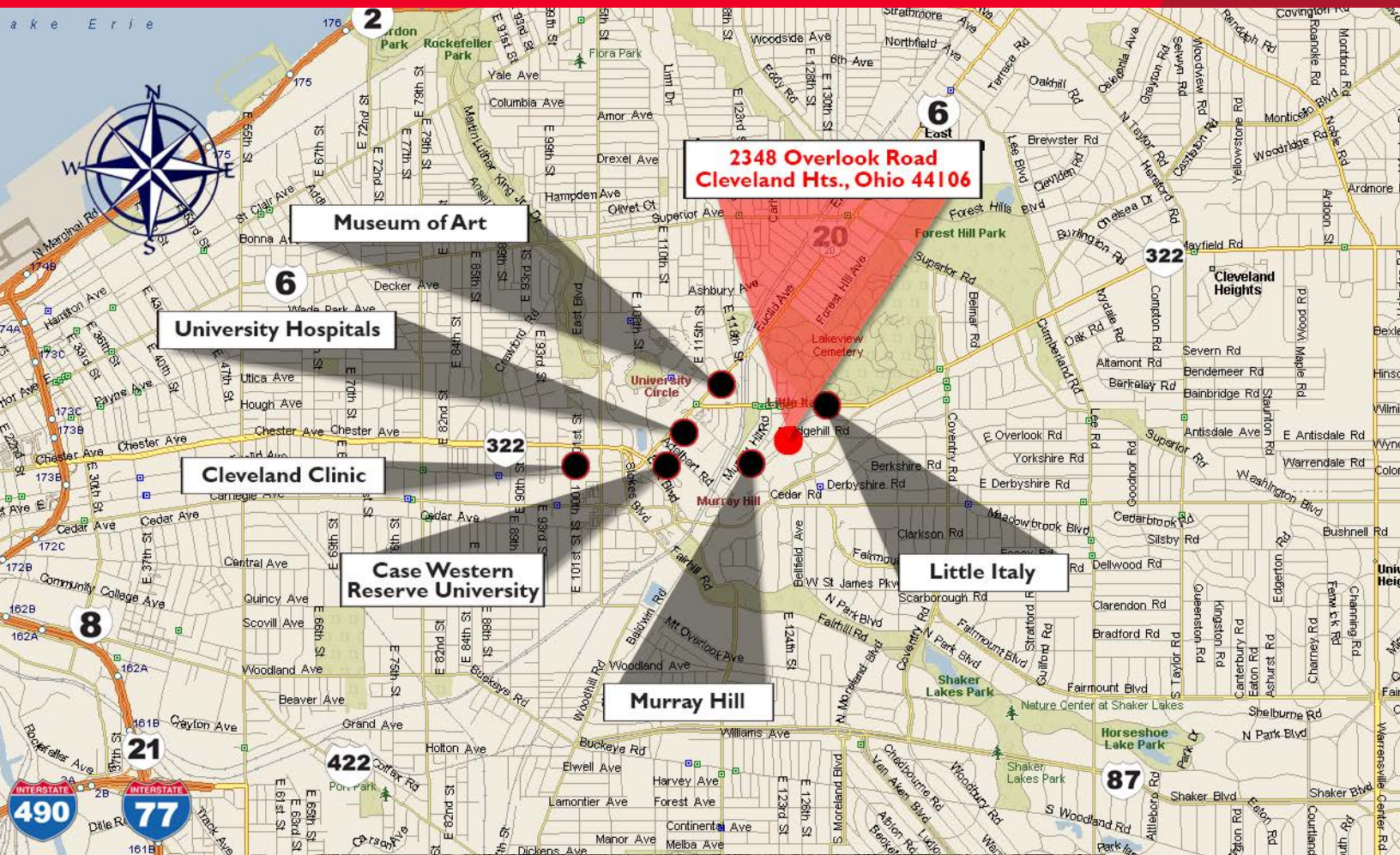
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- The main residence is a 3-story brick building with a full basement totaling 11,976 SF.
- Walking Distance to Little Italy, University Hospital, Case Western University, Cleveland Clinic, Museums, and UpTown.

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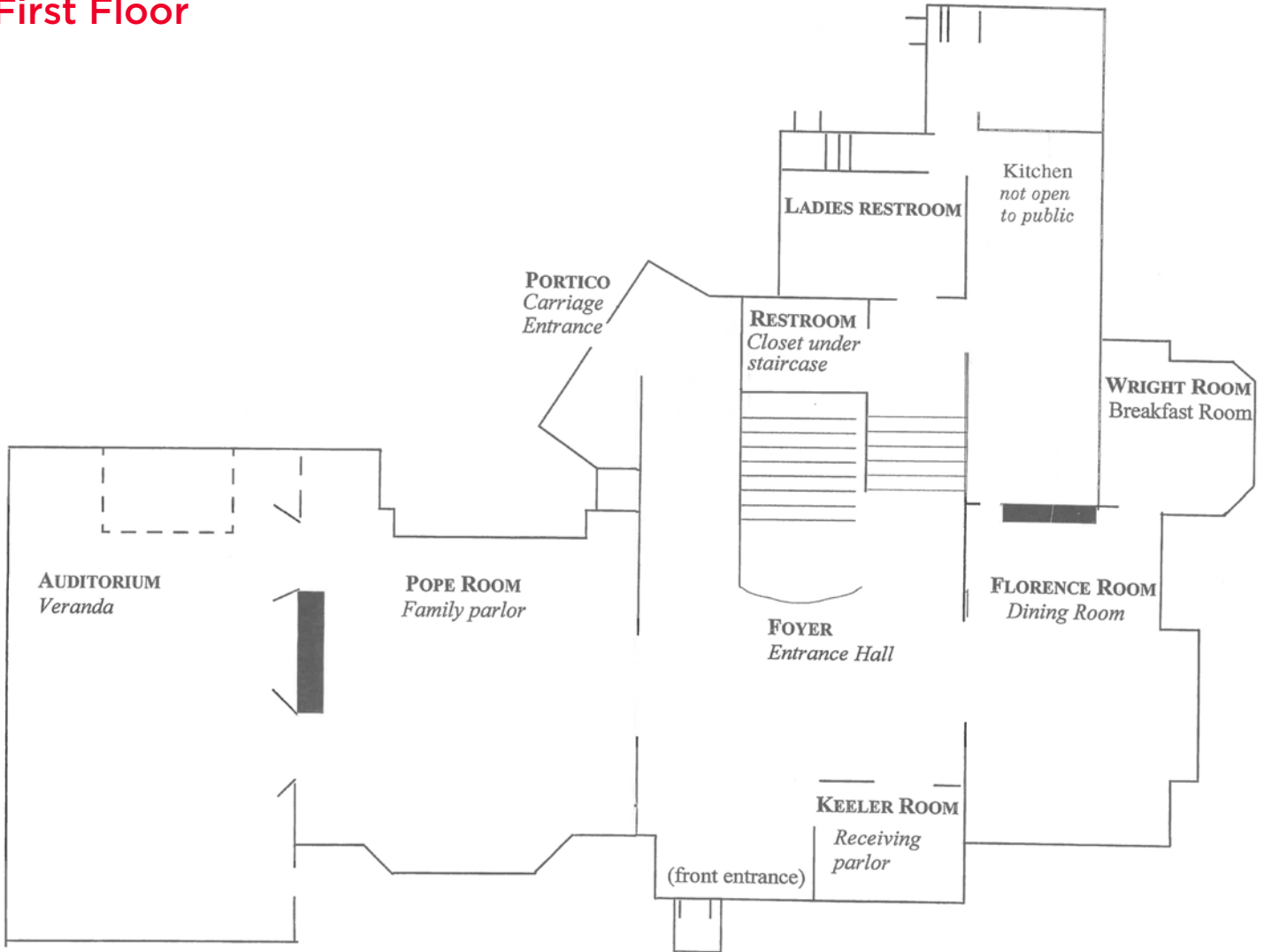
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**Floor Plan**  
**First Floor**



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**Floor Plan**  
**Second Floor**



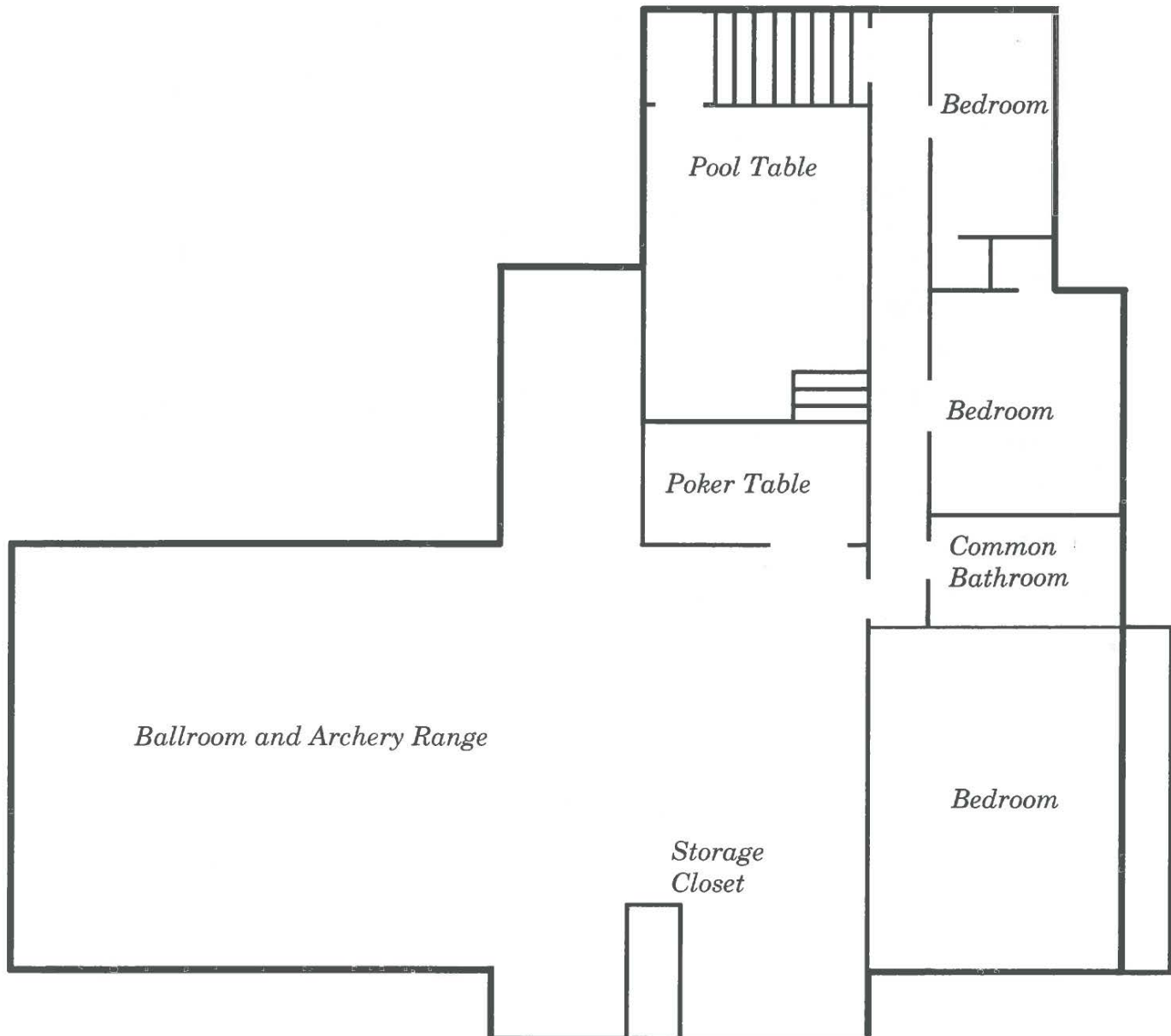
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**Floor Plan  
Third Floor**



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