

2151 - 2153 & 2159 Professor Avenue
Investment Opportunity – Tremont Neighborhood
Retail Building - Residential Duplex - Extra Parcel
 Cleveland, Ohio 44143 (Cuyahoga County)

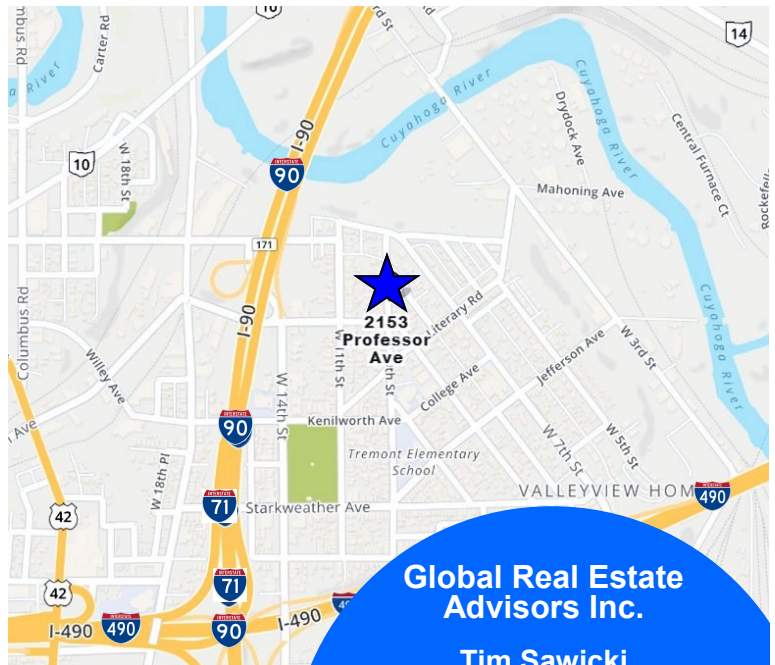


2151-2153 & 2159 Professor Avenue, Cleveland, OH 44143

Property Features:

- Retail Building: 2,505± SF Total plus Basement
 1,269± SF 1st Floor Retail/Office - Leased
 1,236± SF 2nd Floor Apartment - Leased
 Built 1900
 Brick/Block Construction
- Duplex House: 1,792± SF Total plus Basement
 896± SF 1st Floor 2-Unit Apartment - Leased
 896± SF 2nd Floor 2-Unit Apartment - Leased
 Built 1890
 Aluminum Sided
- .10± Acre
- .11± Acre Partially Paved Parking Lot
- Zoned General Retail
- 65± Frontage on Professor Ave
- Economic Development Incentives Available
 Through Tremont West Development Corporation
- Easy Access to Interstate 90, 71 & 490
- Close Proximity to Downtown Cleveland with All
 of it's Amenities

Sale Priced at \$725,000



**Global Real Estate
 Advisors Inc.**

Tim Sawicki

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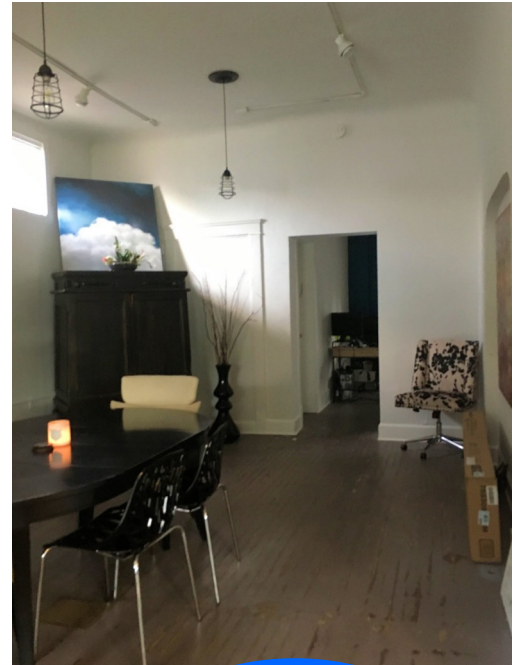
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8585 East Ave., Mentor, Ohio 44060

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Financials

Retail Building

1st Floor - Retail/Office Space including Basement	- Leased	\$1,275.00 Monthly
2nd Floor - 3 Unit Apartment	- Leased	<u>\$1,275.00 Monthly</u>
Total Lease		\$2,550.00 Monthly Total

Residential House

1st Floor - 2 Unit Apartment including Basement	- Leased	\$985.00 Monthly
2nd Floor - 2 Unit Apartment	- Leased	<u>\$585.00 Monthly**</u>
Total Lease		\$1,570.00 Monthly Total

**Rental Provides Lawn & Snow Service for Reduced Rent

Empty Parcel

Partially Paved used for Parking



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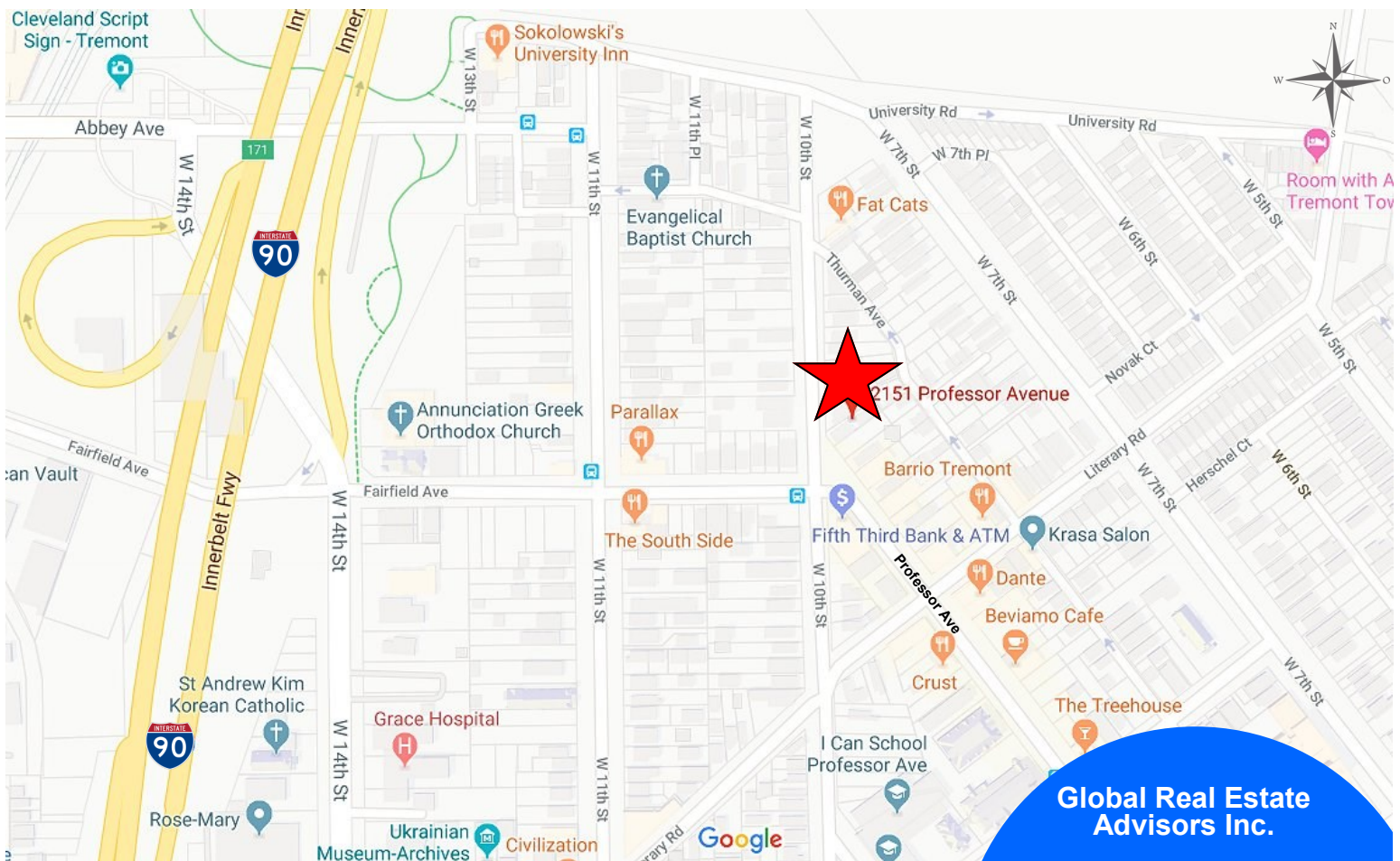
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Tremont

*Tremont is one of Cleveland's oldest neighborhoods with a rich history dating back to the early 1800s. Today the neighborhood is known for its award-winning restaurants, lively art scene, boutique shops, scenic churches, and fun-filled events that bring the community together and attract visitors from around the region and across the country. **Inside Tremont** is the neighborhood's monthly print publication that's delivered to all Tremont residents and businesses.*

*Economic Development Incentives are Available Through **Tremont West Development Corporation**. **Tremont West** serves the community members through neighborhood infrastructure improvements, retail assistance, home maintenance and repair, and event planning and management.
www.experiencetremont.com/resources/businesses*



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Driving Distance to Downtown Cleveland Amenities from 2151-2153 & 2159 Professor Avenue

Tower City	5 Minutes	2.1 Miles
Playhouse Square	5 Minutes	2.3 Miles
Progressive Field	2 Minutes	1.6 Miles
Rocket Mortgage Field House	4 Minutes	2.0 Miles
First Energy Stadium	8 Minutes	2.5 Miles
Great Lakes Science Center	7 Minutes	2.6 Miles
Rock and Roll Hall of Fame	7 Minutes	2.7 Miles
Jack Casino	5 Minutes	2.4 Miles
Cleveland State University	7 Minutes	2.8 Miles
Edgewater Beach	8 Minutes	4.1 Miles
West Side Market	3 Minutes	1.0 Mile
Greater Cleveland Aquarium	6 Minutes	2.0 Miles
A Christmas Story House & Museum	3 Minutes	1.3 Miles

And Many More Amenities...

2019 Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	7,783	105,399	287,444
Total Households	4,148	43,319	123,363
Average Household Income	\$54,542	\$43,693	\$45,492
Total Housing Units	4,897	55,255	156,867

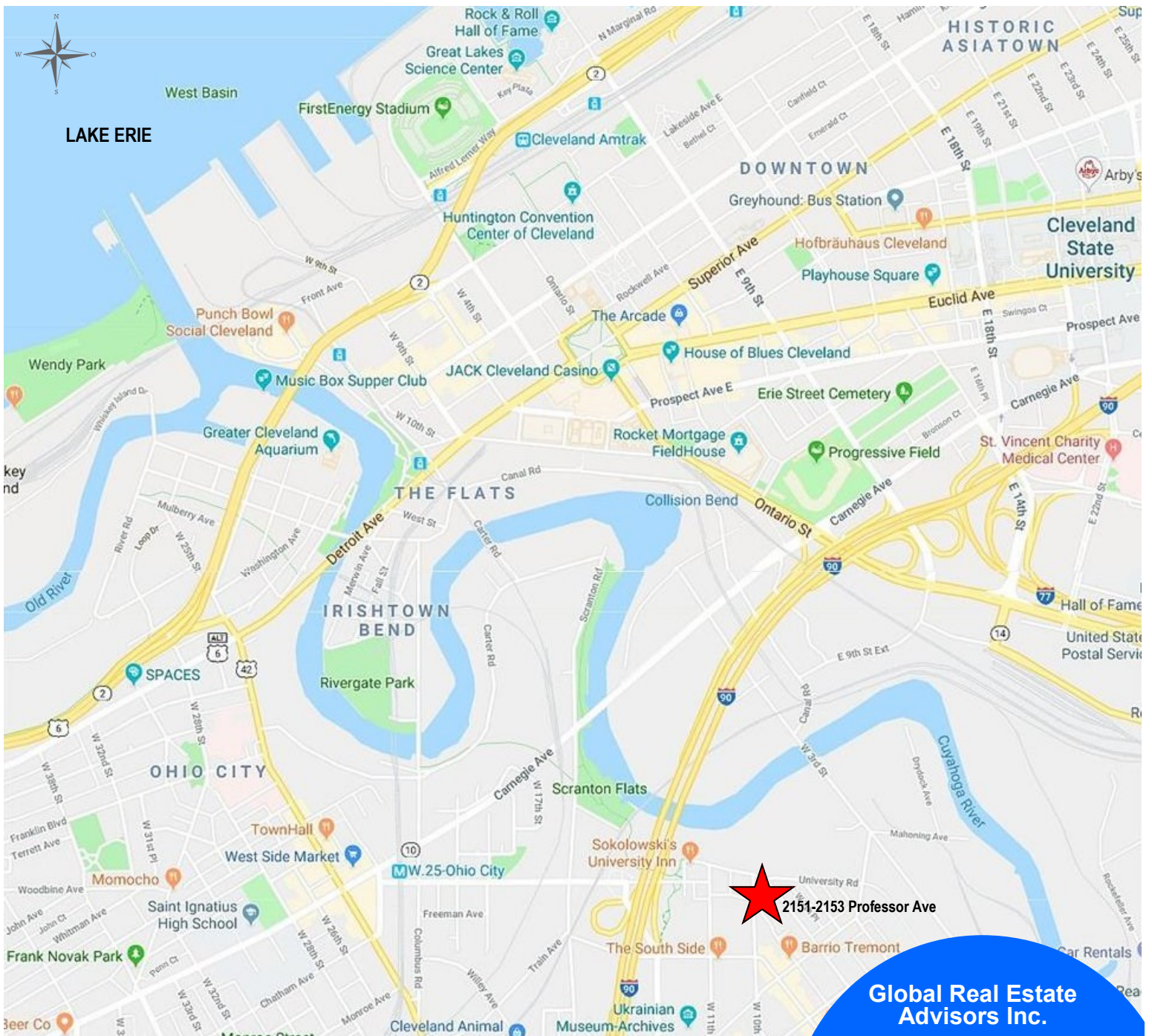


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