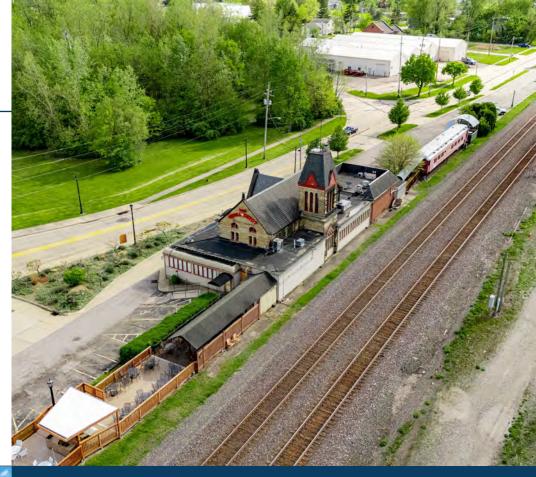


# 30 Depot Street

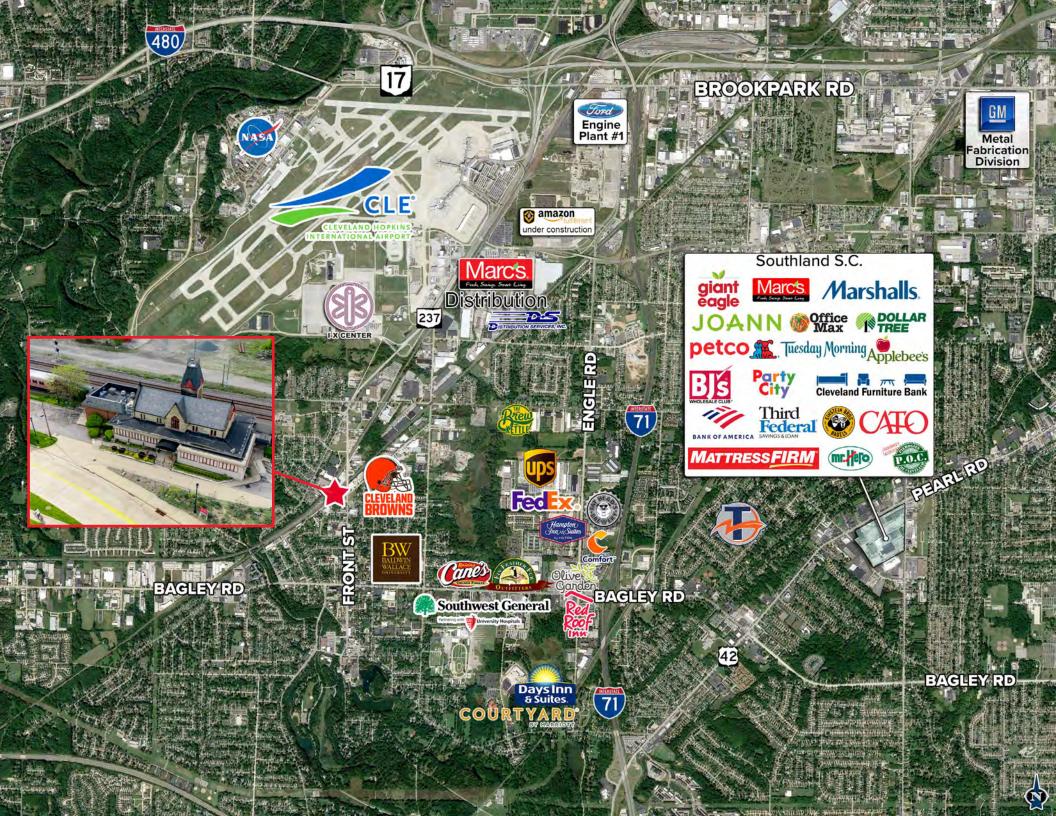
- Freestanding turnkey restaurant available for sale
- Moments away from the Cleveland Browns Training Facility
- Fully equipped kitchen
- Over 100 parking spots on site
- Outdoor patio attached
- Right off of Front Street with over 5,400 vpd





## **Quick Stats**

Building Size	3,049 SF
Year Built	1905
Land Size	1.73 AC
Distance to Browns Training Facility	0.3 Miles
Distance to Cleveland Hopkins Airport	3.3 Miles
Asking Price	\$1,000,000









## Berea, Ohio

Berea, Ohio, is a charming city located in Cuyahoga County. Nestled in the picturesque landscapes of northeastern Ohio, Berea exudes a unique blend of small-town charm and urban convenience. Known as the "Grindstone Capital of the World," Berea's rich history is deeply rooted in its quarrying heritage. The city is home to Baldwin Wallace University, a renowned liberal arts institution that contributes to the vibrant intellectual and cultural scene of the community. Berea's thriving arts community and numerous parks and green spaces make it a haven for nature lovers and outdoor enthusiasts. With its quaint downtown area lined with locally owned shops, restaurants, and cafes, Berea offers a welcoming and tight-knit community that embraces its residents and visitors alike. Whether exploring the Berea Arts Fest, hiking through the stunningly beautiful Rocky River Reservation, or enjoying the annual Grindstone Festival, there is always something to discover and enjoy in the wonderful city of Berea, Ohio.

## To Do

Visit the Berea Arts Fest

Explore the Cleveland Metroparks

Tour the Berea Historical Society

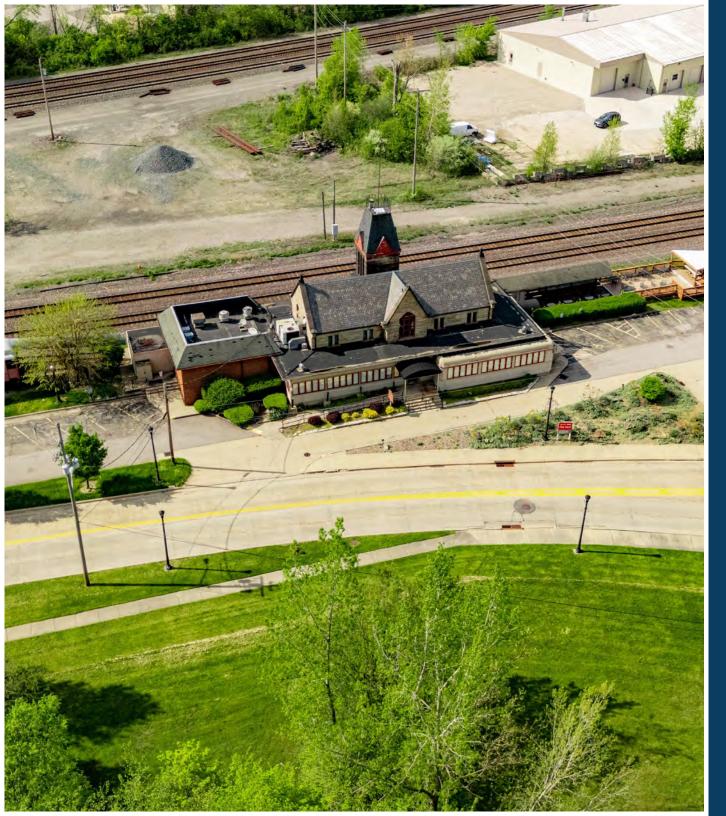
Shop and Dine in Downtown Berea

Visit Baldwin Wallace University

Attend a Berea Fair or Festival

Take a Cooking Class at the Cuyahoga County Public Library

Enjoy Outdoor Recreation at Coe Lake Park



### 30 DEPOT STREET BEREA, OHIO 44017

ALEX SMITH
Senior Associate
asmith@crescorealestate.com
+1 216 525 1490

CAMERON CALLAHAN
Associate
ccallahan@crescorealestate.com
+1 216 232 4101

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

#### crescorealestate.com

©2024 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.