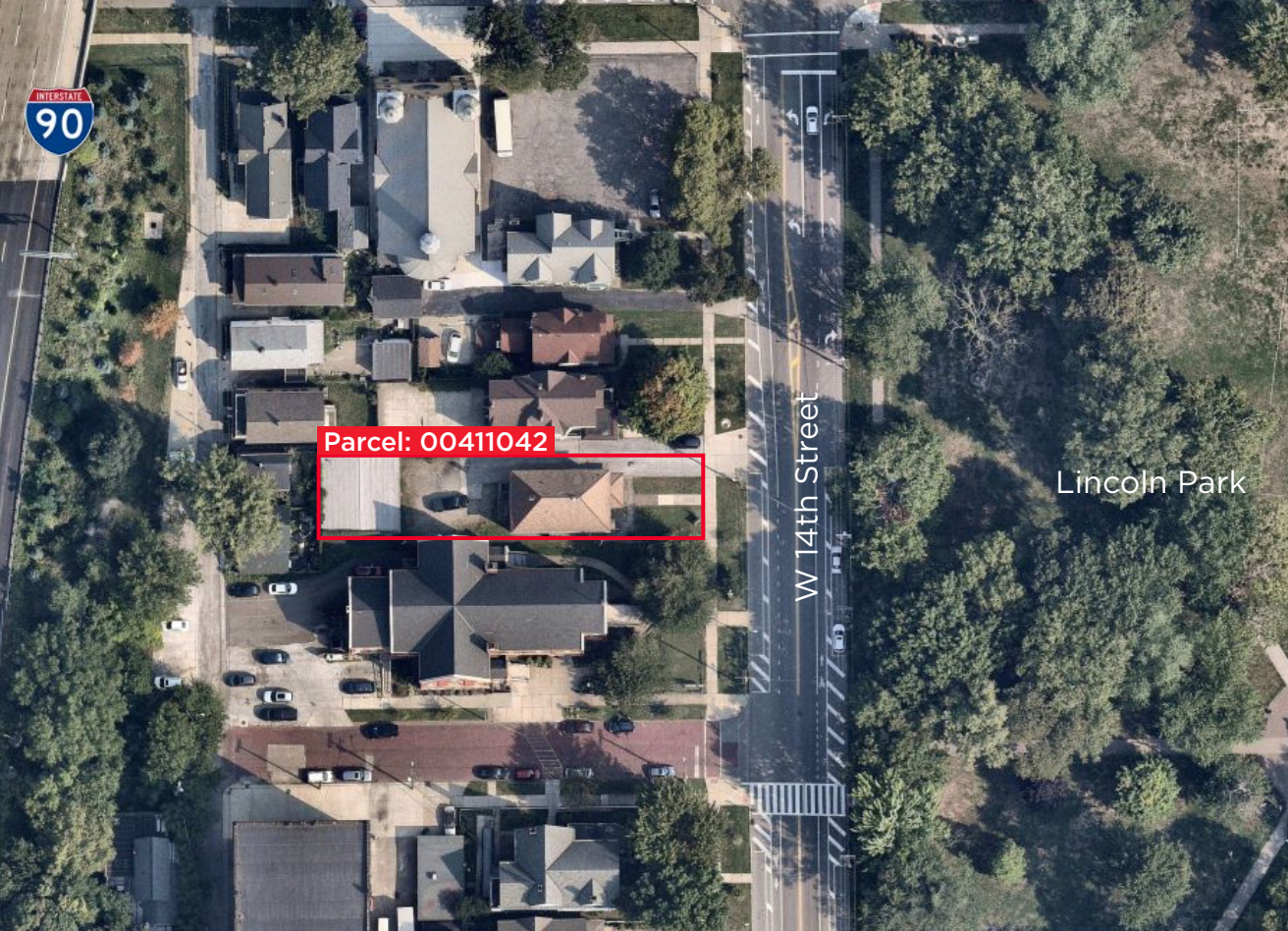


BLANK CANVAS TREMONT OPPORTUNITY

Redevelopment for Sale at 2448 West 14th Street, Cleveland, Ohio 44113





HIGHLIGHTS

- Unique 3,536 SF blank canvas redevelopment opportunity located in Tremont
- Potential multifamily, retail, or office conversion
- Located directly across the street from historic Lincoln Park
- Close proximity to new and current redevelopment of residential multifamily and commercial properties
- Walking distance to from the heart of the Tremont neighborhood filled with retail stores, restaurants, and outdoor space
- Quick access to major interstates and Downtown Cleveland
- Property outfitted with 1,680 SF freestanding garage/workshop



AVAILABILITY

3,536 SF Shell Condition Building

1,680 SF Garage/Workshop

5,216 SF Total on 0.21 AC

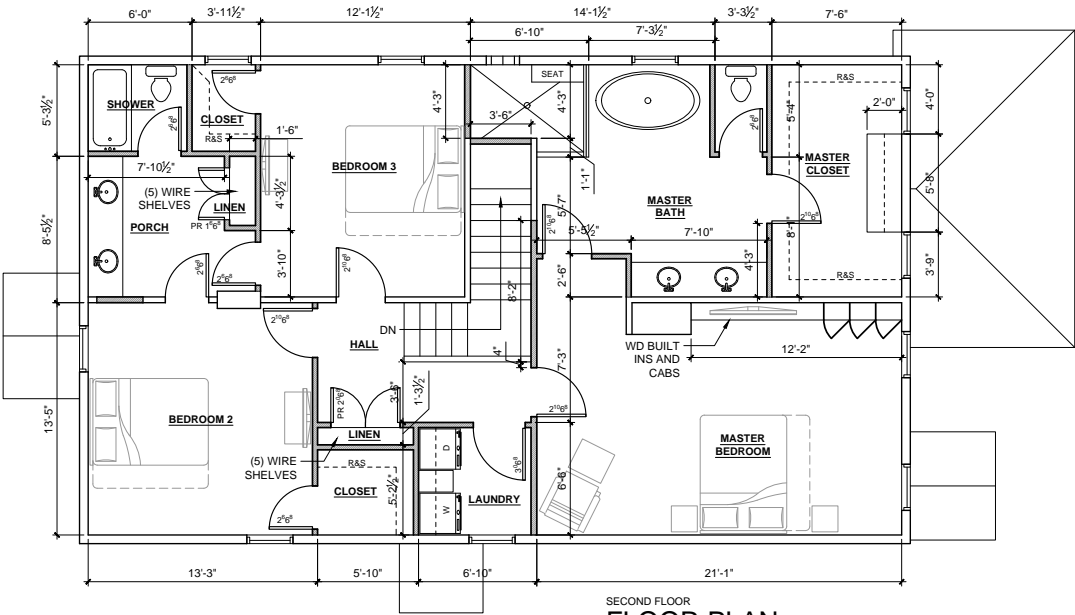
Sale Price: \$445,000

TREMONT

Population	Businesses	Median Age	Average Income
6,850	242	33.6	\$121,601

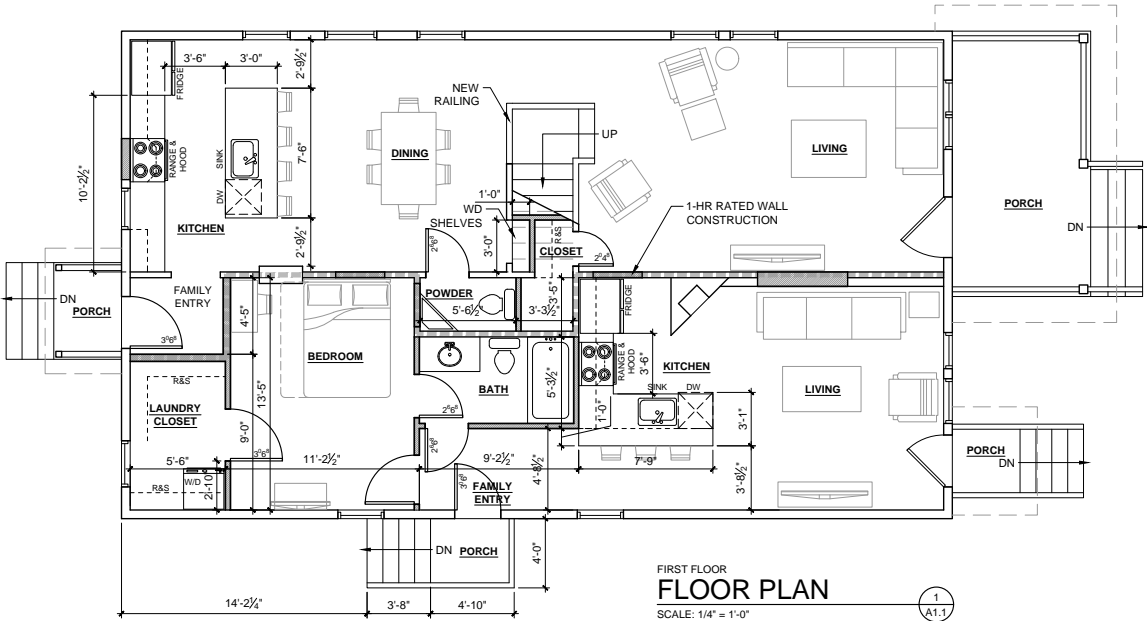


POTENTIAL FLOOR PLAN



SECOND FLOOR
FLOOR PLAN
SCALE: 1/4" = 1'-0"

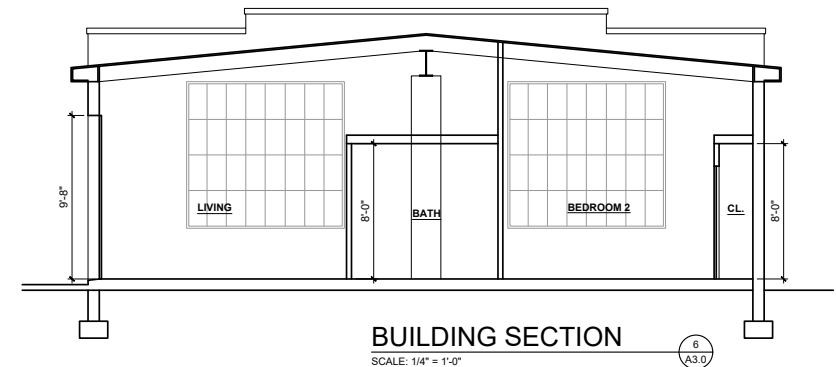
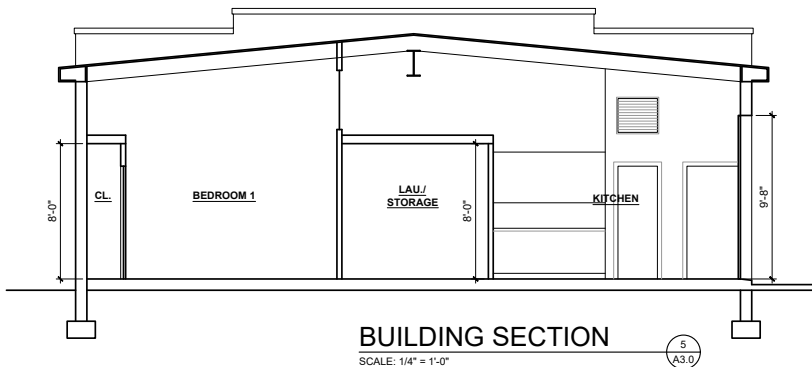
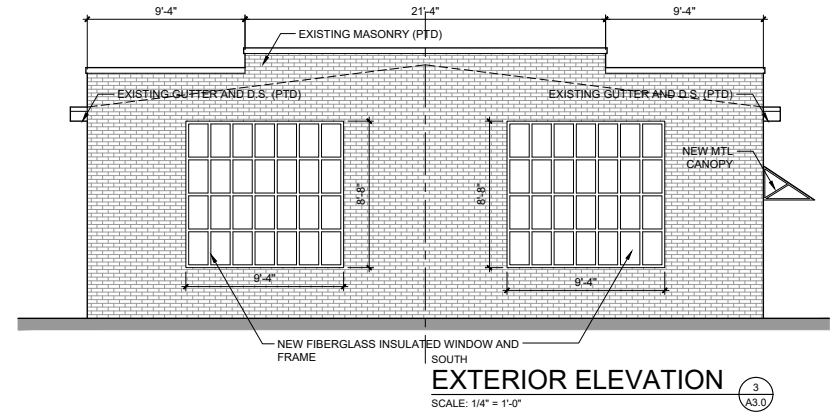
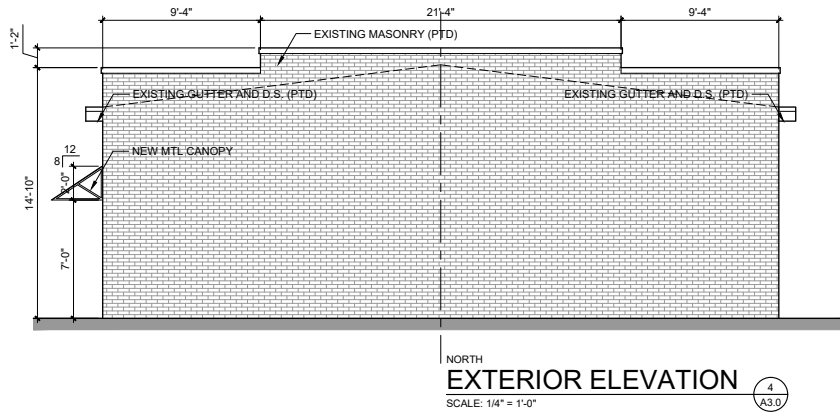
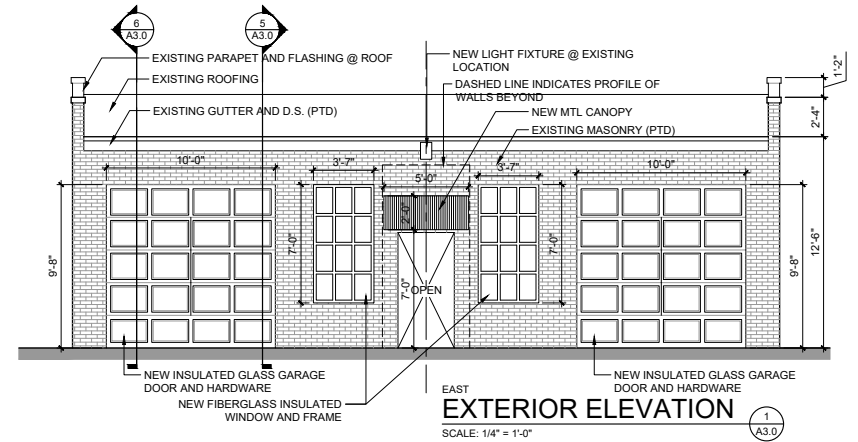
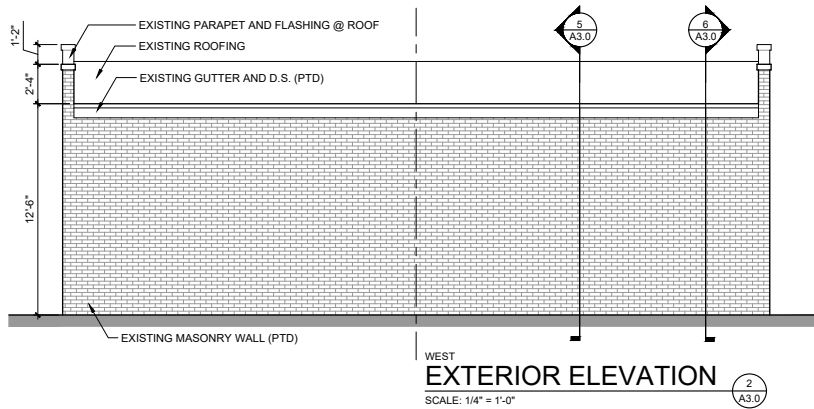
2
A1.1



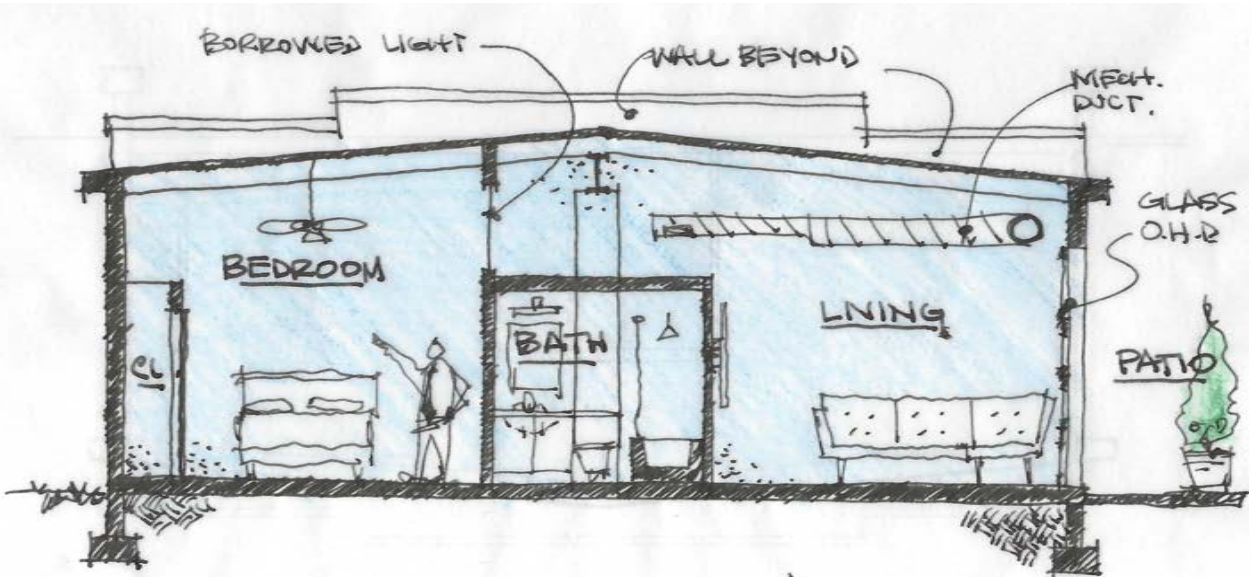
FIRST FLOOR
FLOOR PLAN
SCALE: 1/4" = 1'-0"

1
A1.1

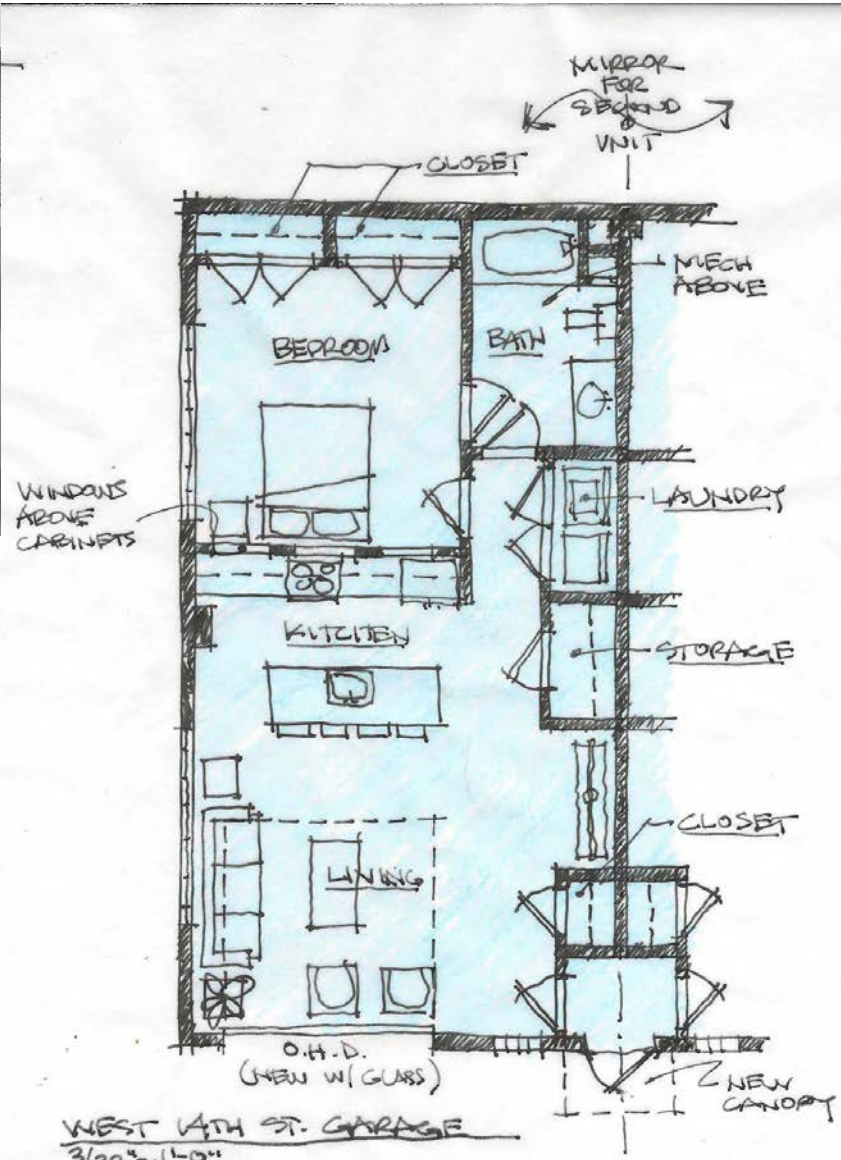
EXTERIOR ELEVATIONS - GARAGE



GIARAGE SKETCHES



W. 14TH ST GARAGE SECTION
3/16" = 1'-0"
GRASSROOTS ARCHT 3.25.25



WEST 14TH ST. GARAGE
3/32" = 1'-0"
GRASSROOTS ARCHT 3.23.25

Experience Tremont

THE SOUTH



Ohio City
1.1 Miles

Downtown
Cleveland
2.3 Miles



Northeast Ohio
College
Preparatory
School

Paul Duda
Gallery

Bourbon Street
Barrel Room
Ciandro Taqueria

Imposters
Theater

Kaiser
Gallery



Kenilworth Ave

SITE

W 14th St

Civilization
Cafe

EN FLIQUE

Corner 11 Bowl



RCFGROUP

Tremont Montessori
School

LA BODEGA

Lincoln Park

CAKE
drama

Starkweather Ave



Dot's
Cafe

LUCKY'S
CAFE





Redevelopment for Sale at 2448 W 14th Street, Cleveland, Ohio 44113

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