

## LAND FOR SALE

# 2500 W. 27th Street, Cleveland, Ohio 44113

- Opportunity Zone: Located within a federally designated Opportunity Zone, offering potential capital gains tax deferral and long-term tax advantages for qualified investors.
- Ideal for vertical residential development: The site is well-suited for multi-story residential development, including apartments, stacked flats, or mixed residential configurations, allowing developers to maximize density and land efficiency.
- Centrally located with great connectivity to the Ohio City & Tremont neighborhoods; easy access to Downtown Cleveland, the Detroit Shoreway, and MetroHealth's \$1B+ main campus redevelopment.
- Expansion flexibility: Additional ±0.2 acres available.

## Full Brochure Coming Soon

**RICO A. PIETRO, SIOR**  
 rpietro@crescorealestate.com  
 +1 216 525 1473

**KIRSTEN PARATORE**  
 kparatore@crescorealestate.com  
 +1 216 525 1491

**ROBBY MARTINELLI**  
 rmartinelli@crescorealestate.com  
 +1 216 232 4104

**CUSHMAN & WAKEFIELD | CRESKO**  
 6100 Rockside Woods Blvd | Suite 200  
 Cleveland, Ohio 44131  
 crescorealestate.com

