

Rare Luxury Multi-Family Investment Opportunity

# TREMONT TRAILS

430 W Jefferson Avenue, Cleveland, Ohio 44113



# 430 W Jefferson Ave

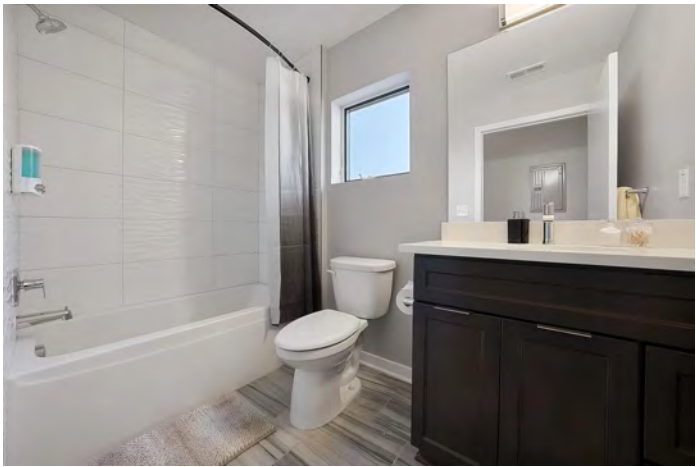
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- Prime Tremont Location – Situated in one of Cleveland’s most sought-after neighborhoods, the property offers walkability to Tremont’s top restaurants, bars, coffee shops, Lincoln Park, and the Towpath Trail, while remaining just minutes from Downtown Cleveland.
- 15-Year Tax Abatement Through 2035 – Property benefits from a 100% tax abatement on rehabilitation improvements through December 31, 2035, creating substantial operating expense savings and enhanced cash flow.
- Fully Renovated Luxury Asset – Redeveloped in 2021 with all new mechanicals, HVAC systems, appliances, modern finishes, in-suite laundry, rooftop deck, and Energy Star / Green Communities certifications, minimizing near-term capital expenditures.
- Trophy Multifamily Investment in a High-Growth Urban Market – Modern boutique apartment property with strong in-place tenancy, premium finishes, and proximity to Downtown Cleveland, positioned to capitalize on continued demand for high-end urban living in Tremont.
- Rare Value-Add Opportunity – Existing unfinished 7th unit creates flexibility for investors to add a luxury apartment or activate the space as a boutique retail concept such as a café, fitness studio, office, or specialty retail user with direct frontage on Jefferson Avenue.











# Tremont

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Tremont is one of Cleveland’s oldest neighborhoods, and has been historically home to many different ethnic immigrant groups, including Germans, Greeks, and East Slavs.

It has numerous historic churches with architecture and artwork including St. Michael the Archangel (1892), Pilgrim Congregational UCC (founded in 1859), St. Augustine (1893), St. John Cantius (1898), and St. Theodosius Russian Orthodox Cathedral (1912).

The neighborhood has seen significant growth in recent decades and is today home to many restaurants and art galleries, and has emerged as a local cultural center, attracting technology companies with plans to further develop and preserve its historic landscape.



## At A Glance

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**Atmosphere:** A walkable “urban village” with a mix of historic charm and modern, high-value redevelopment.

**Dining & Culture:** Known for diverse restaurants, cafes, and a flourishing art scene, with Professor Street serving as a main hub.

**History & Architecture:** Features one of the largest concentrations of historic churches in the country (26 within one square mile).

**Location:** Situated south of Ohio City and downtown, providing easy access to the city center and the Towpath Trail.

**Pop Culture:** Home to the A Christmas Story House (filmed on W. 11th St.) and scenes from “The Deer Hunter” (filmed at Lemko Hall).

**Community Space:** Lincoln Park is the central green space, hosting numerous community events



# Amenities Aerial



Offering Memorandum - Teaser

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