Mixed-Use Investment in Tremont

For Sale: 2280 West 10th Street, Cleveland, Ohio 44113

PROPERTY HIGHLIGHTS

- Mixed use owner/user or value-add investment opportunity located in the heart of Tremont, one of Cleveland's most walkable and sought-after neighborhoods
- 2,200 SF triplex property with retail, office, and residential income potential
- 518 SF - 1,025 SF street level retail/office space with direct frontage on West 10th and Literary Avenue
- Flexible layout allowing for owner-occupancy, live/work, or full investment use
- Full basement ideal for tenant storage, inventory, or back-of-house use
- Opportunity to activate outdoor space as courtyard/ patio seating for retail users
- Minutes to Downtown Cleveland, Ohio City, and major highway access

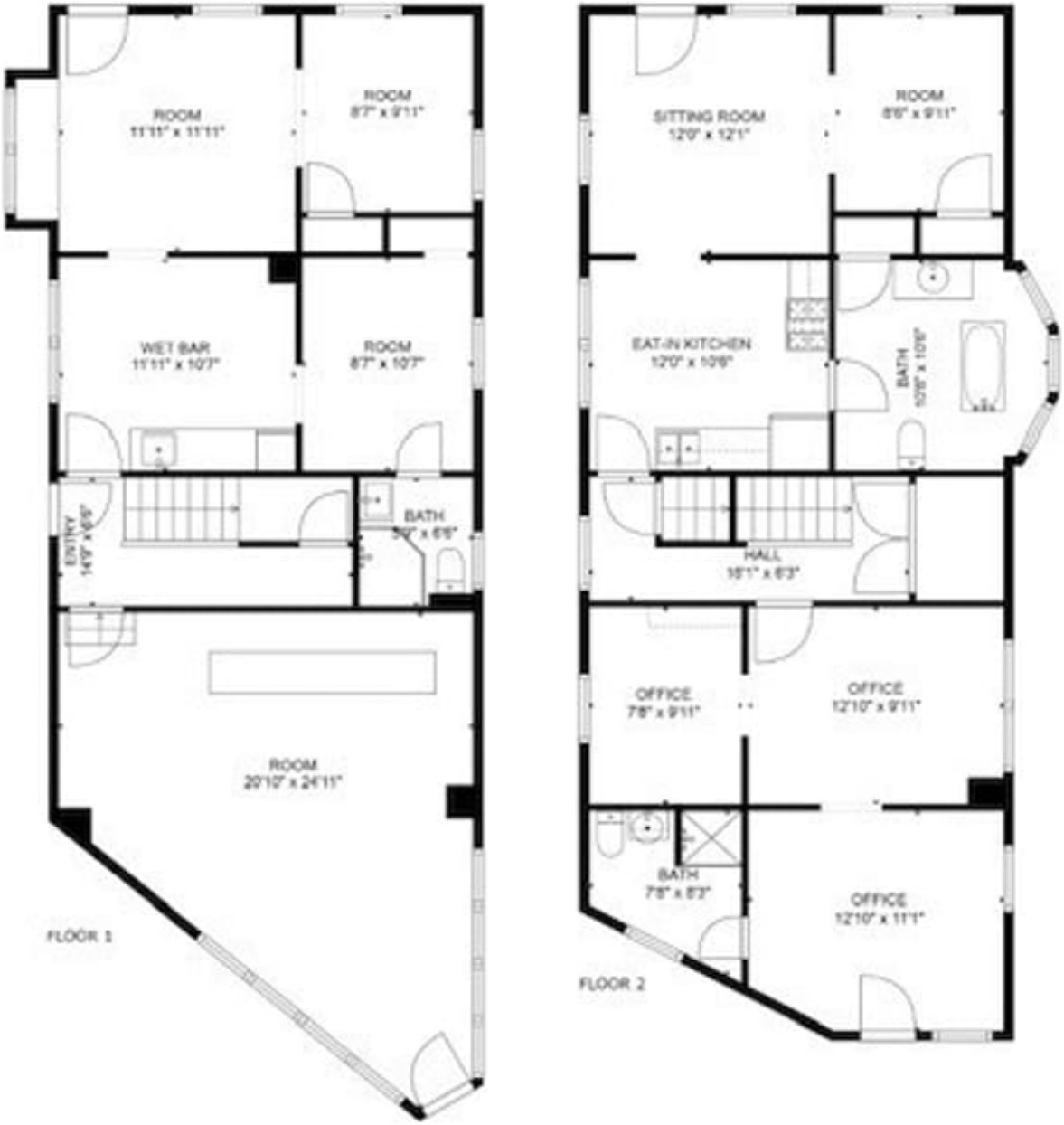
SALE PRICE: CONTACT BROKER

TREMONT

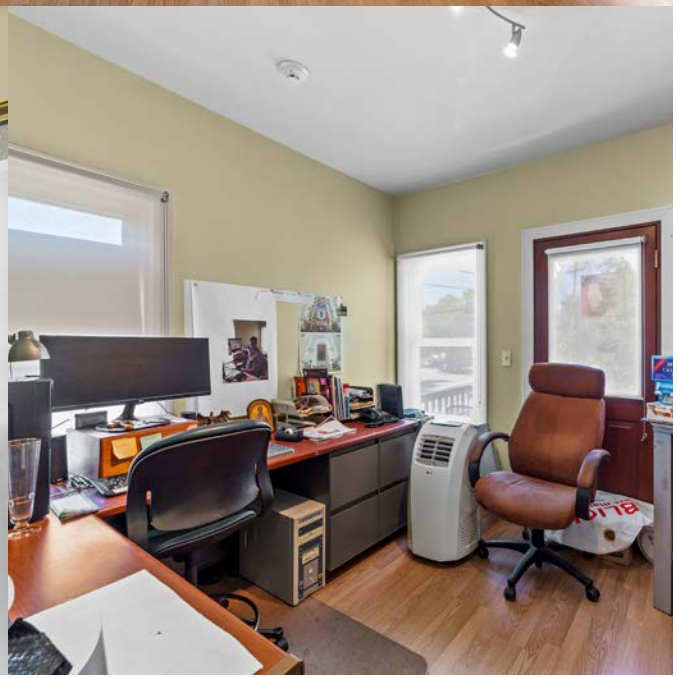
Artsy, residential Tremont has gourmet sandwich bars, craft coffee shops amid restored Victorian homes, with hip galleries showcasing local talent and boutiques stocking clothes by edgy young designers. Local landmarks include the striking Slavic-style church, St. Theodosius Russian Orthodox Cathedral, and a museum dedicated to the 1980s movie “A Christmas Story”.

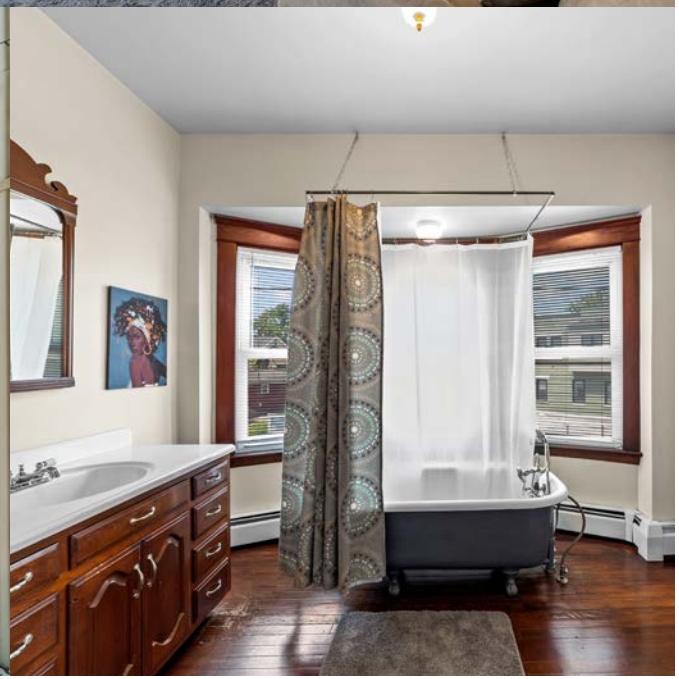
Building SF	2,206 SF
Floors	3
Buildings	1
Year Built	1980
Land Area	0.04 AC

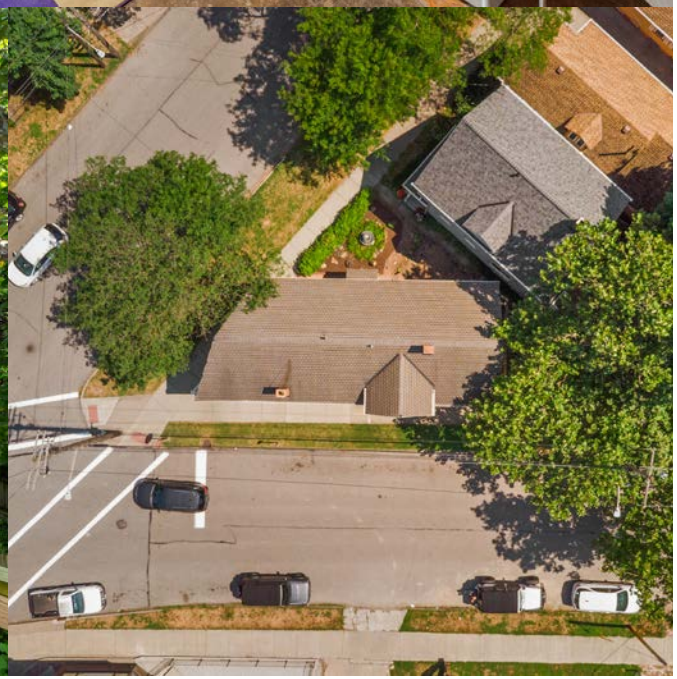
Floor Plan


ROOM
11'11" x 11'11"
ROOM
8'7" x 9'11"
WET BAR
11'11" x 10'7"
ROOM
8'7" x 10'7"
ENTRY
14'9" x 6'6"
BATH
5'0" x 6'6"
ROOM
20'10" x 24'11"
FLOOR 1
SITTING ROOM
12'0" x 12'1"
ROOM
8'6" x 9'11"
EAT-IN KITCHEN
12'0" x 10'6"
BATH
10'6" x 10'6"
HALL
16'1" x 6'3"
OFFICE
7'8" x 9'11"
OFFICE
12'10" x 9'11"
BATH
7'8" x 6'3"
OFFICE
12'10" x 11'1"
FLOOR 2

Tremont
Apartment
For Rent







Experience Tremont
Ohio City
1.1 Miles
Downtown
Cleveland
2.3 Miles
Tremont
Cityside
Ballroom
Loop
STEAK
THE SOUTHSIDE
Martha on
the Fly
Sona
Beauty Bar
W 10th St
Climb
Cleveland
HI DRY
POUR
CLEVELAND
Professor
Market
DANTE
Ginko
Literary Rd
Banyan
Tree
Crust
VISIBLE
VOICE
Professor Ave
2280 West 10th St.
Cleveland, OH 44113
GRACE
HOSPITAL
EN FLIQUE
LIT
Northeast Ohio
College
Preparatory
School
Paul Duda
Gallery
Bourbon
Street Barrel
Room
Civilization
Cafe
Urbane
Society
Salon
THE
VEGAN
COMFORT
KITCHEN
Imposters
Theater
Kaiser
Gallery
Corner 11 Bowl
Lincoln Park
RCFGROUP
Cleveland
Library
RISING STAR
THE
SPOTTED
OWL
TY FUN

CLEVELAND

Cleveland, Ohio is a bustling city with a diverse economy and a rich history. The city is home to numerous Fortune 500 companies, including KeyBank, Sherwin-Williams, and Parker Hannifin, as well as many smaller businesses. This, combined with a well-educated workforce and a low cost of living, makes Cleveland an attractive destination for companies looking to expand or relocate. The city's central location and strong transportation infrastructure, including highways, airports, and a large port on Lake Erie, make it easy for businesses to connect with customers, suppliers, and markets both within the city and across the country.

Some of the most popular attractions in Cleveland include the Rock and Roll Hall of Fame, the Cleveland Museum of Art, and the Terminal Tower. The city also boasts a thriving food scene, with many delicious restaurants and local food specialties. There are plenty of outdoor activities available as well, such as visiting the Cleveland Metroparks Zoo or the Cleveland Botanical Garden. For sports fans, Cleveland is home to several professional sports teams, including the Cleveland Browns, Cleveland Cavaliers, and Cleveland Indians. Additionally, the city is a hub of cultural events and entertainment, with a vibrant theater district and a variety of music and comedy venues. Whether you're a local or a visitor, Cleveland has something for everyone.

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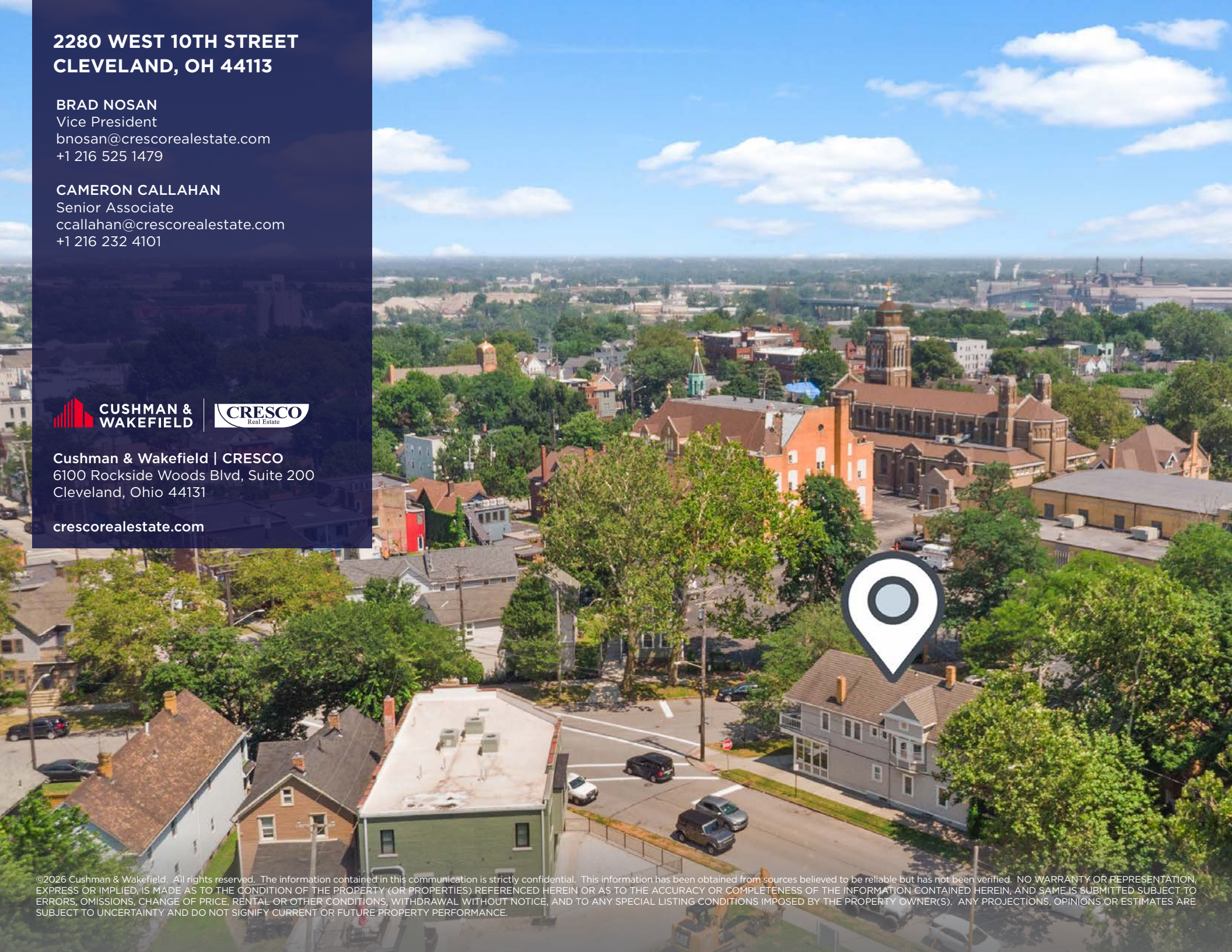

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