

3182 WEST 25TH STREET

Cleveland, Ohio 44109



Executive Summary

Cushman & Wakefield | CRESCO Real Estate is pleased to present the opportunity to acquire a fully stabilized, mixed-use investment property located at 3182 West 25th Street in Cleveland, Ohio. The property consists of seven (7) residential apartment units and two (2) street-level commercial suites, providing investors with a diversified income stream in one of Cleveland's most active and rapidly evolving neighborhoods.

The asset has undergone an extensive renovation, with ownership completing a comprehensive improvement program that upgraded virtually every major building component while preserving the property's historic masonry structure. As a result, investors can acquire a turnkey asset with minimal near-term capital expenditure requirements.

The commercial component is supported by long-term leases with contractual annual rent escalations, creating predictable income growth while complementing the stability of the residential units. Additionally, the property's flexible residential leasing structure provides opportunities to capture future rental upside as units turn over and market rents continue to strengthen.

Combining a highly visible location, diversified tenancy, significant capital improvements, and long-term income stability, 3182 West 25th Street represents an attractive opportunity to acquire a well-maintained mixed-use asset positioned for both dependable cash flow and future appreciation.



Occupancy
100%

Avg SF
700 SF

Avg Rent PSF
\$1.44

of Units
9

Avg in Place Rent
\$1,290

Parking
8 Spaces

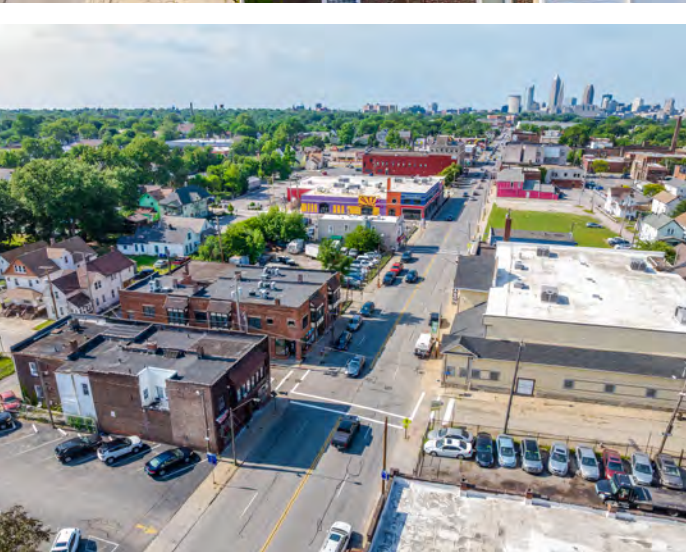
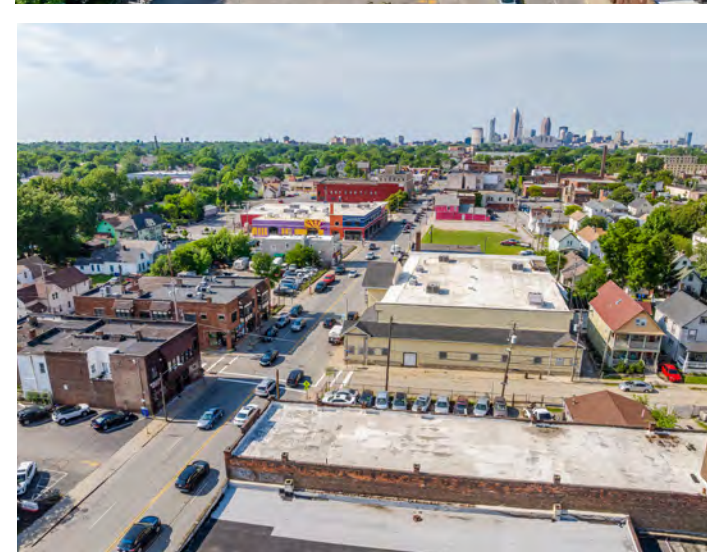
RECENT IMPROVEMENTS

Ownership completed a full building renovation in 2019, replacing or upgrading virtually every component of the property, including:

- Roof
- Windows
- Plumbing
- Electrical
- Furnaces
- Hot water tanks
- Water service
- Commercial kitchen hood
- Laundry equipment
- Parking lot

Complete renovation of all interior spaces, including apartment units, common areas, finishes, fixtures, flooring, cabinetry, kitchens, and bathrooms.











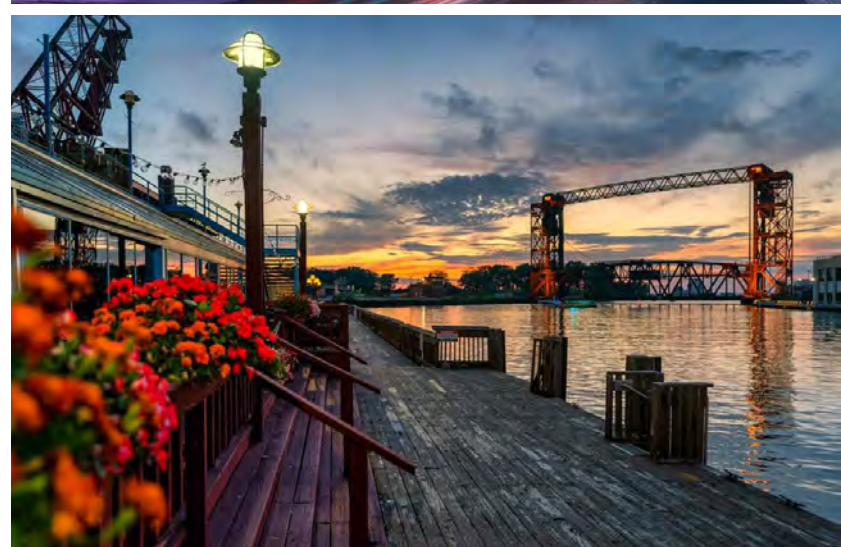




CLEVELAND, OHIO

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 Guardians. 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.



TOP EMPLOYERS

From Cleveland Crain's 2024 Book of Lists

Cleveland Clinic

45,673

Healthcare

Group Management Services Inc. 33,972

Employment Services Firm

Minute Men Cos.

26,578

Staffing Services

University Hospitals

25,029

Healthcare

Amazon

20,000

Online Retailer

MAJOR HEADQUARTERS IN NEO

Swagelok



CLIFFS



PROGRESSIVE



Cleveland Clinic



SHERWIN WILLIAMS

KeyBank



MEDICAL MUTUAL

FORTUNE 500



SHERWIN WILLIAMS

GOODYEAR

Kroger



CardinalHealth

FirstEnergy



LARGEST IN NEO



Cleveland Clinic



MINUTE MEN
STAFFING SERVICES

Walmart



PROGRESSIVE

amazon



HEALTHCARE CAPITAL

Cleveland is the #1 Concentrated Area of Hospitals and Medical Research Centers in the Nation



- #1 Hospital for Heart Care in US
- #3 Hospital in the Nation
Us News & World Best Hospitals Report
- #2 Best Hospital in the World
Newsweek
- 50,846 Employees
- 13.8% YOY Increase
- 2.4 Million Unique Patients
- 18 Hospitals
- 20 Patient-Centered Institutes



- #2 Hospital in Cleveland
- #3 Hospital in Ohio
- #11 Hospital in Pediatric Orthopedics in the Nation
Us News & World Best Hospitals Report
- 24,462 Employees
- 1.1 Million Unique Patients
- 18 Hospitals
- 3 Joint Ventures



- \$1B New Construction Main Campus Completed in 2023
- #7 Best Physical Rehabilitation Centers
Newsweek
- 6,979 Employees
- 1.5 Million Unique Patients
- 1 Hospitals
- 19 Medical Centers

CULTURE

Unique Things about The Cleveland Area



Cleveland Orchestra
“America’s Finest”

The New York Times

**#7 Best Food City
in America**

Travel + Leisure



Playhouse Square
The Largest Performing
Arts Center in the US
Outside of NYC

Towpath Trail
Voted Best Ohio
Bike Trail

Ohio Magazine

**#4 America’s
Best Music Scene**

Travel + Leisure



Cedar Point
#2 Best Amusement
Park in America

USA Today Top 10 Best

**Cleveland
Museum of Art**
#2 Best Museum in
the US

Business Insider



**Top 10
Stops Along
the Great Lakes**

USA Today

METROPARKS

18

Reservations

300

Miles Of Trails

24,000

Acres

8

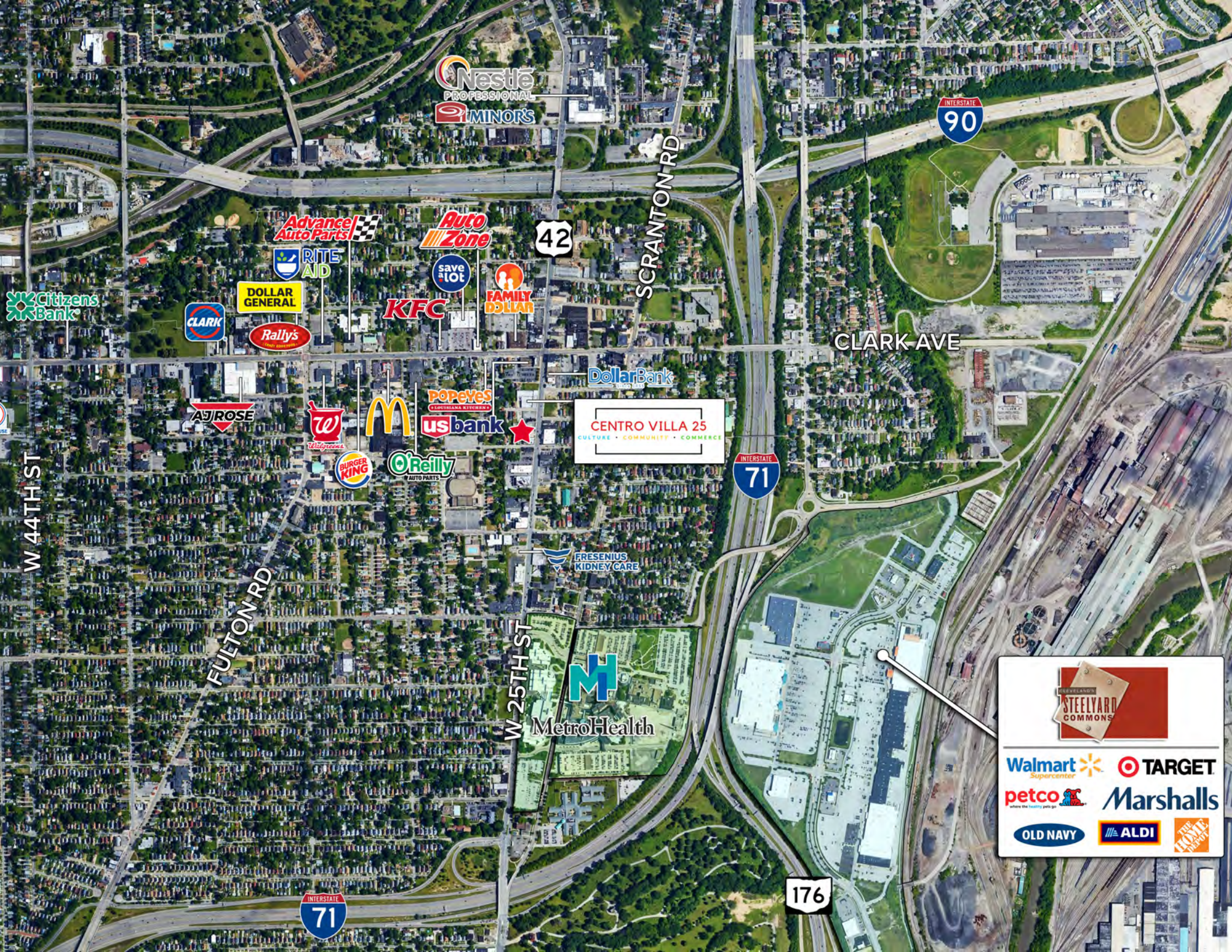
Golf Courses

8

Lakefront Parks

1

Zoo



Nestle
PROFESSIONAL
MINOR'S

INTERSTATE
90

SCRANTON RD

42

Advance
Auto Parts

Auto
Zone

RITE
AID

save
a lot

FAMILY
DOLLAR

DOLLAR
GENERAL

CLARK

Rally's

KFC

CLARK AVE

DollarBank

AJ ROSE

W
Telephones

McDonald's

POPEYES
LOUISIANA KITCHEN

us bank

CENTRO VILLA 25
CULTURE • COMMUNITY • COMMERCE

INTERSTATE
71

BURGER
KING

O'Reilly
AUTO PARTS

FRESENIUS
KIDNEY CARE

FULTON RD

W 25TH ST

M
MetroHealth

INTERSTATE
71

176

STEELYARD
COMMONS

Walmart
Supercenter

TARGET

petco
where the healthy pets go

Marshall's

OLD NAVY

ALDI

THE HOME DEPOT

Offering Memorandum - Teaser

3182 West 25th Street

Cleveland, Ohio 44109

**FOR FULL OFFERING MEMORANDUM,
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