

# 807 LITERARY ROAD

Cleveland, Ohio 44113



WATCH OUR VIDEO TOUR



Confidential Offering Memorandum - Teaser  
807 Literary Road, Cleveland, Ohio 44113

## Executive Summary

Cushman & Wakefield | CRESCO Real Estate is pleased to present the opportunity to acquire a mixed-use investment property located at 807 Literary Road in Cleveland, Ohio. The property consists of three (3) residential apartment units and one (1) street-level commercial suite, providing investors with a diversified income stream in one of Cleveland's most active and rapidly evolving neighborhoods.

This offering presents a rare opportunity to acquire a turnkey mixed-use investment in the heart of Tremont, one of Cleveland's most sought-after urban neighborhoods. The property consists of three well-maintained residential apartments and a 610 SF ground-floor commercial space occupied by Nirvana Coffee, a local specialty coffee roaster, providing a stable and diversified income stream. Significant capital improvements have minimized deferred maintenance, while below-market residential rents present an opportunity for future income growth. Positioned just steps from Tremont's premier restaurants, entertainment, and outdoor amenities, the property offers immediate cash flow with long-term appreciation potential.



Occupancy

**85%**

Building SF

**2,436 SF**

Units

**4**

Year Built

**1900**

Floors

**3**

Land Area

**0.72 Acres**



# HIGHLIGHTS



## Prime Tremont Location

Situated on Literary Road in the heart of Tremont, just steps from Hi & Dry, Dante, Ginko, Barrio, Martha on the Fly, Southside, the Towpath Trail, and other neighborhood amenities.



## Stable Mixed-Use Income

Three residential apartments complemented by a 610 SF commercial space leased to Nirvana Coffee, a specialty coffee roasting company, creating a diversified and stable income stream.



## Turnkey Investment

Extensively improved with major capital upgrades including the roof, Hardie Board siding, masonry, windows, mechanical, electrical and plumbing systems, renovated interiors, fire safety improvements, and a new main plumbing line.



## Embedded Rent Growth

Current residential rents are below market, providing a clear opportunity to increase income while preserving occupancy.



## Premier Walkable Neighborhood

Located in one of Cleveland's most desirable urban neighborhoods, surrounded by award-winning dining, neighborhood retail, and direct access to the Towpath Trail and Metroparks.

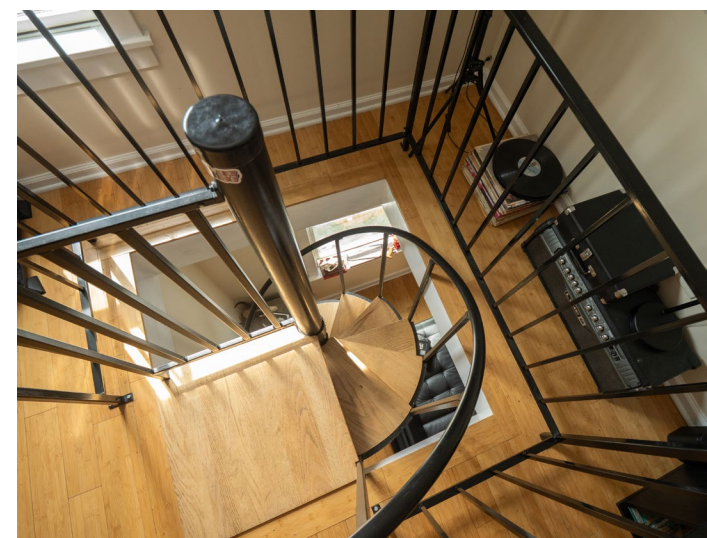
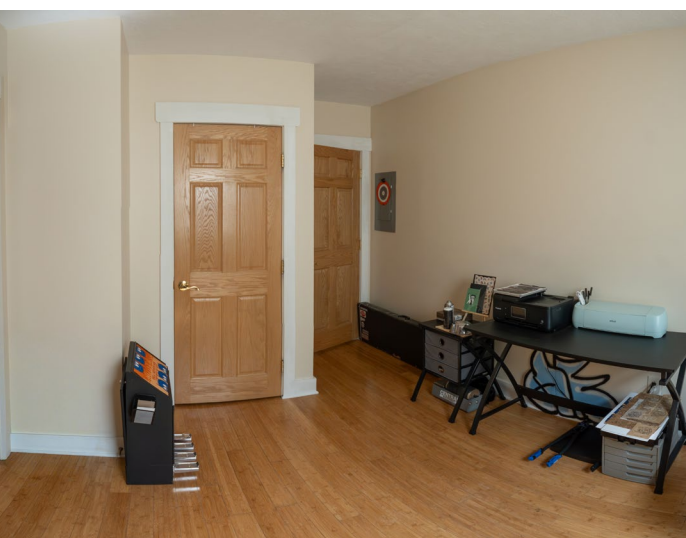
## SITE DESCRIPTION

|                     |                                                  |
|---------------------|--------------------------------------------------|
| Address             | 807 Literary Road                                |
| Accessor's Parcel # | 004-16-073                                       |
| County              | Cuyahoga                                         |
| School District     | Cleveland CSD                                    |
| Building SF         | 2,436 SF                                         |
| Units               | Three (3) Apartments<br>One (1) Commercial Space |
| Occupancy %         | 85%                                              |
| Stories             | Three (3)                                        |
| Year Built          | 1900                                             |
| Land Area           | 0.72 Acres                                       |

## BUILDING

|           |            |
|-----------|------------|
| Heat      | Forced Air |
| A/C       | Yes        |
| Sprinkler | No         |
| Elevators | No         |

| UNIT MIX       | UNITS   | RENT/UNIT     |
|----------------|---------|---------------|
| Retail         | One (1) | \$1,200/month |
| 1 Bed / 1 Bath | One (1) | \$900/month   |
| 2 Bed / 1 Bath | Two (2) | \$1,450/month |



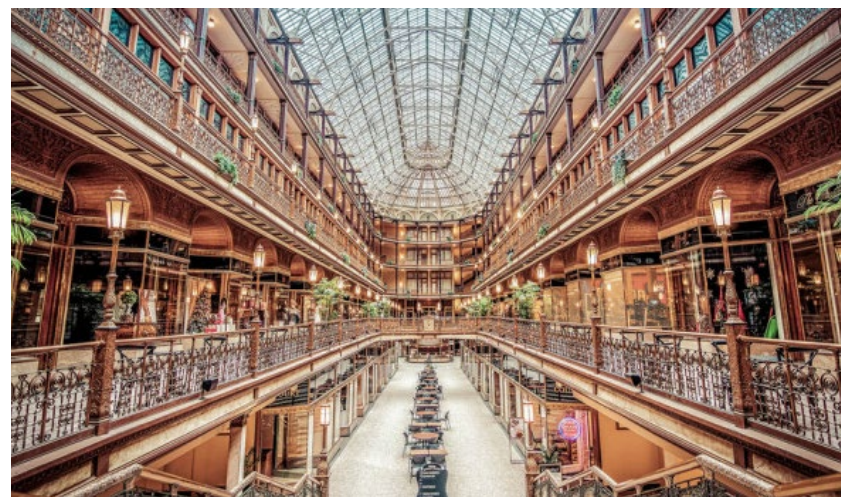
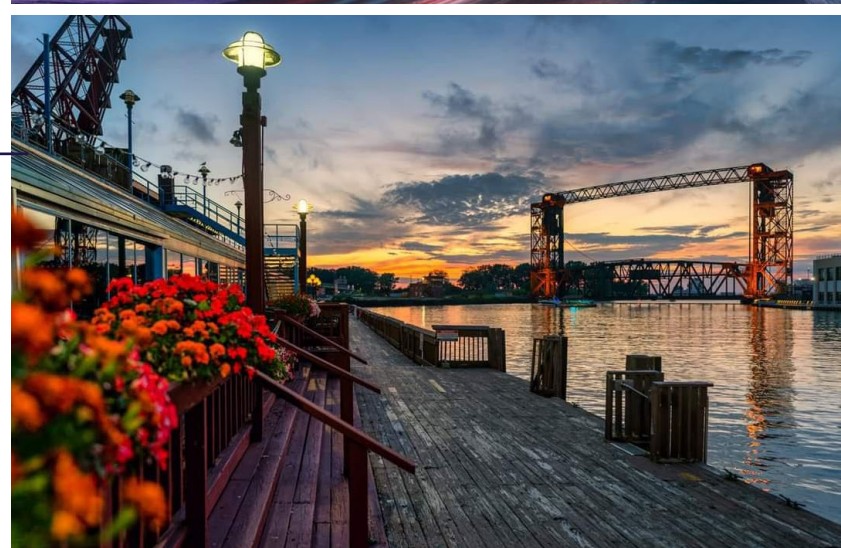




# CLEVELAND, OHIO

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.





# 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.

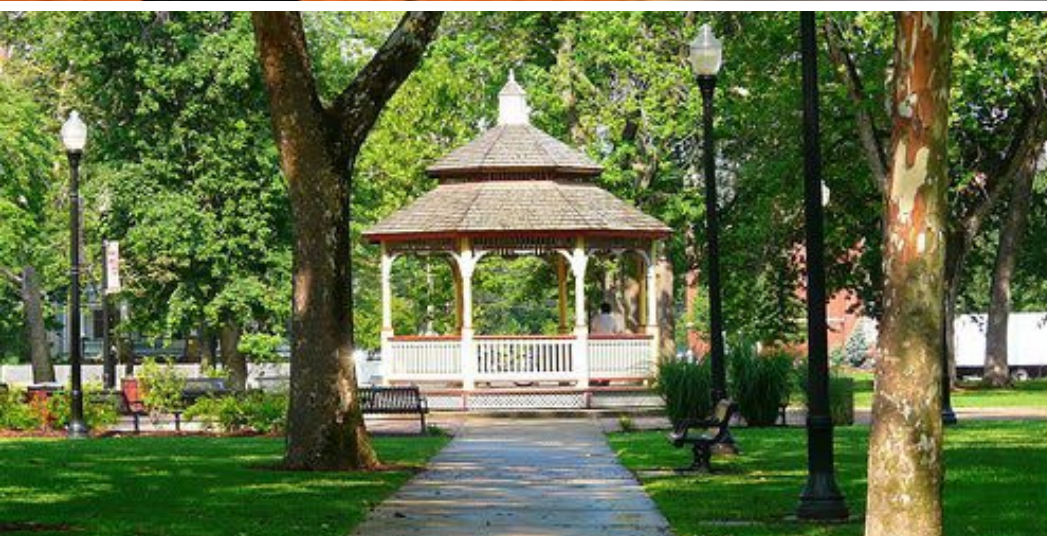
**Dining & Culture:** Known for diverse restaurants, cafes, and a flourishing art scene, with Profesor Street serving as a main hub.

**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



# 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



University  
Hospitals



GMS  
Simpler. Safer. Stronger.

PROGRESSIVE

amazon



# 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

# Experience Tremont



Ohio City  
1.1 Miles

Downtown  
Cleveland  
2.3 Miles

807 Literary Road  
Cleveland, OH 44113

Tremont  
Cityside  
Ballroom



Loop



THE SOUTH  
SIDE

Martha on  
the Fly



Climb  
Cleveland



barrix

POUR

Sona  
Beauty Bar

Balt'r

Professor  
Market



DANTE

Ginko



VISIBLE  
VOICE



Professor Ave



GRACE  
HOSPITAL

EN FLIQUE  
creative



Northeast Ohio  
College  
Preparatory  
School

Paul Duda  
Gallery



Bourbon  
Street Barrel  
Room

RISEING STAR

THE  
SPOTTED  
OWL

Civilization  
Cafe

Urbane  
Society  
Salon

THE  
VEGAN  
COMFORT  
KITCHEN

Lincoln Park

Corner 11 Bowl



RCF GROUP

Imposters  
Theater

Kaiser  
Gallery

Cleveland  
Library



TV FUN

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