

Multi-Building Development Opportunity on the East Bank of The Flats

For Sale | 1294-1310 & 1316-1322 Old River Road, Cleveland, Ohio 44113





PROPERTY HIGHLIGHTS

- Prime riverfront location and views
- Ideal for open concept office space, hotel, residential mixed-use, restaurant, or event space
- Exposed brick & beam
- Lower level activation opportunity with walk-out patio along the Cuyahoga River
- Rare opportunity to own three (3) buildings on the river
- New & improved bulkhead (river wall)
- Tax-credit & Opportunity Zone eligible
- Value-add development opportunity
- The buildings are protected by a historic preservation easement

SALE PRICE: \$2,250,000



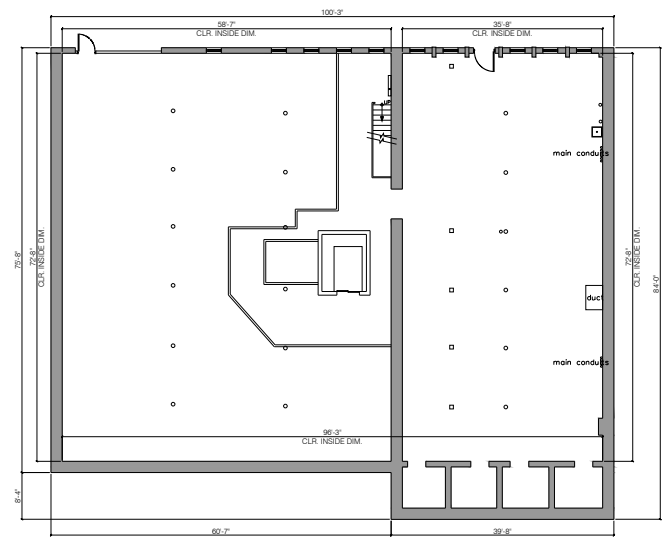
1294-1310 & 1316-1322 OLD RIVER ROAD

1294-1310 OLD RIVER ROAD

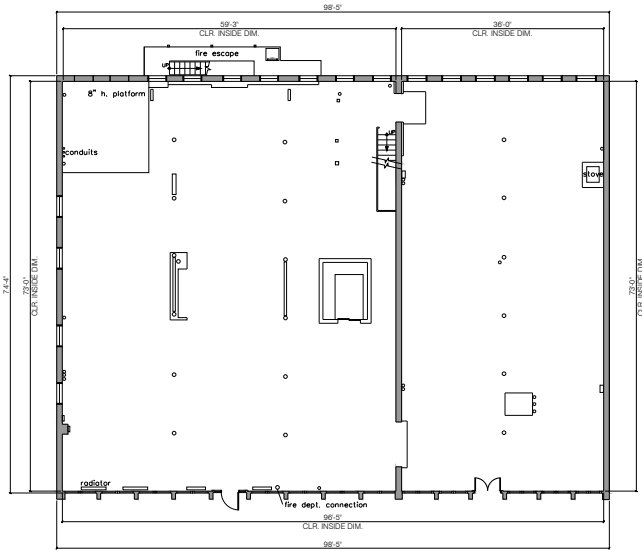
Building SF	22,075 SF Above Grade
Parcel #	101-13-020
Floors	Four (4); Three floors plus basement
Frontage	94'
Construction	Masonry
Year Built	1871
Roof	Pitched
Flooring	Wood
Drive-In Doors	One (1)
Land Size	0.28 AC
Outdoor Storage	Potential
Parking	Contiguous Parking; none included
Zoning	LLR-4 (Limited Retail Business)

1294-1310 Old River Road - Existing Floor Plans

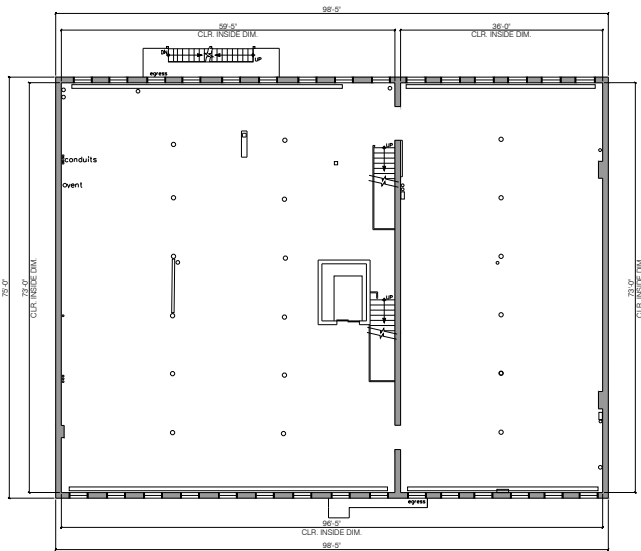
LOWER LEVEL - ±7,906 SF



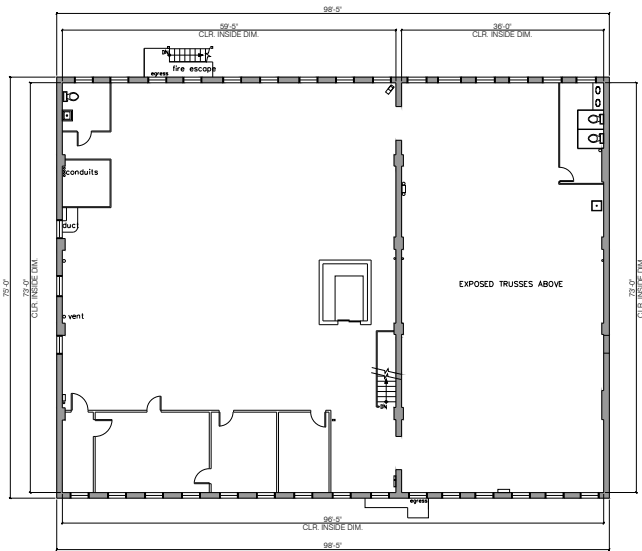
FIRST FLOOR - ±7,315 SF



SECOND FLOOR - ±7,380 SF



THIRD FLOOR - ±7,380 SF



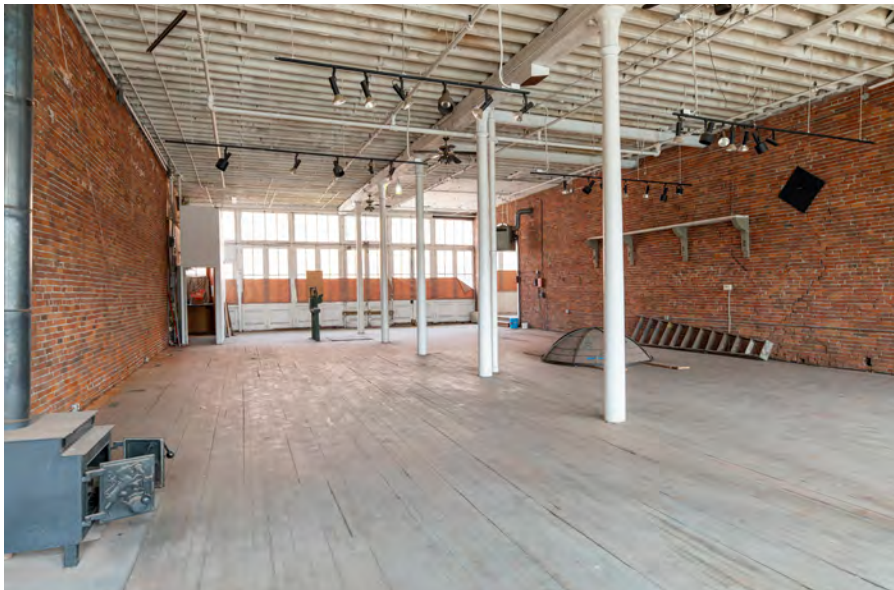
1294-1310 Old River Road - As-Is Photos



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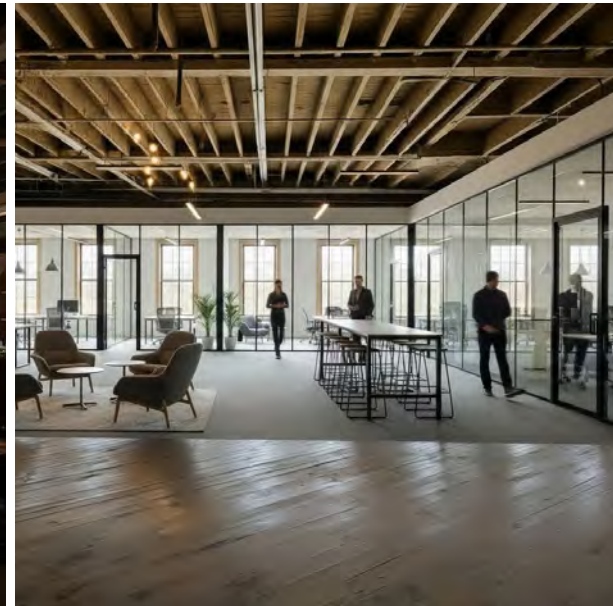
1294-1310 Old River Road - As-Is Photos



1294-1310 Old River Road - As-Is Photos



1294-1310 Old River Road - Proposed Renderings

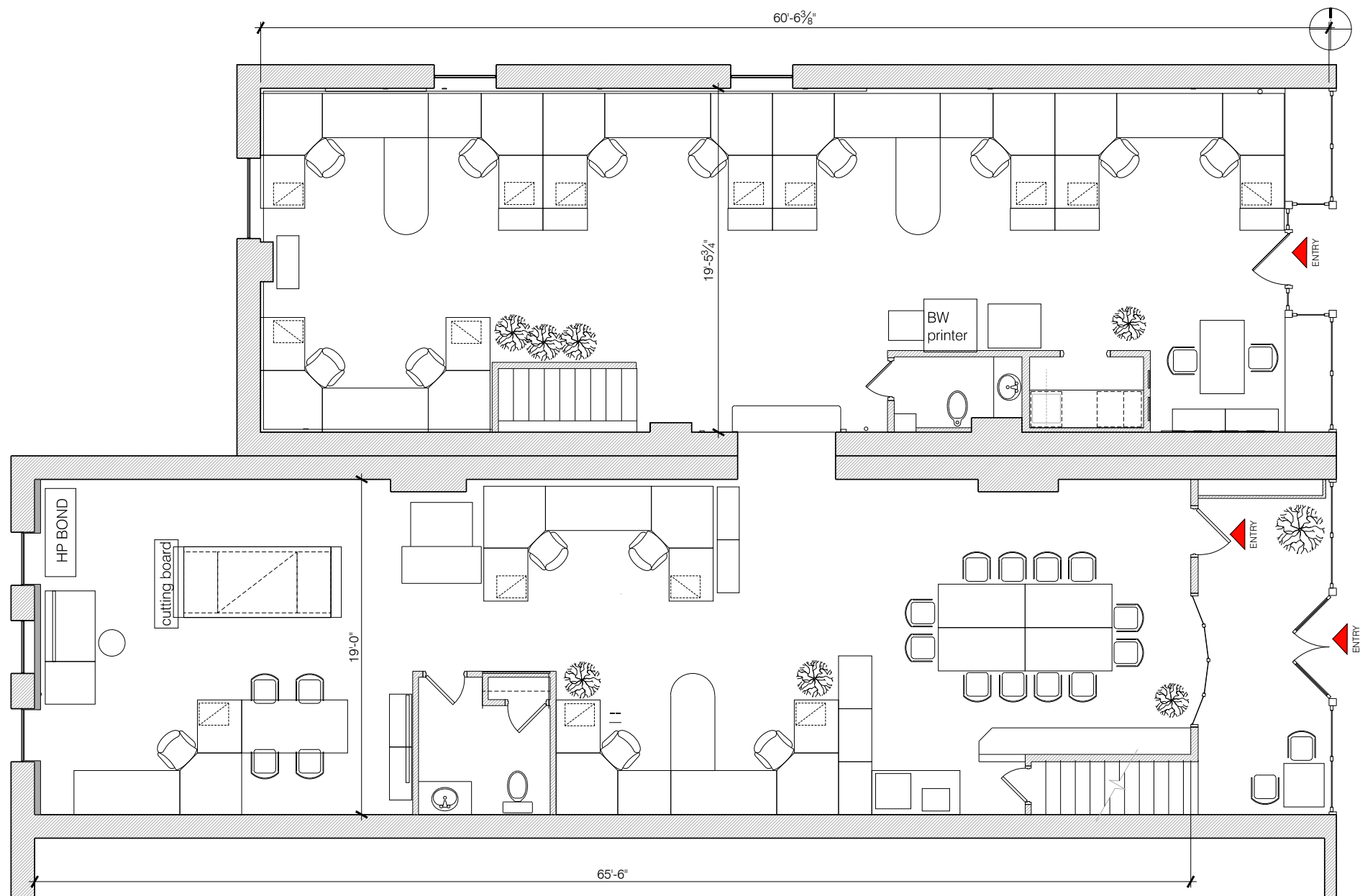




1316-1322 OLD RIVER ROAD

Building SF	Above Grade: 6,222 SF
Parcel #	101-13-019 101-13-038
Floors	1316: One (1) plus basement 1322: Three (3) plus basement
Construction	Masonry
Year Built	1316: 1890 1322: 1875
Roof	Flat
Flooring	Wood
Frontage	43'
Land Size	0.10 AC
Outdoor Storage	Potential
Parking	Contiguous Parking; none included
Zoning	LLR-4 (Limited Retail Business)

1316-1322 Old River Road - As-Is Floor Plan



1316-1322 Old River Road - As-Is Photos



1316-1322 Old River Road - Proposed Renderings



WAREHOUSE DISTRICT

Johnny's DOWNTOWN
Johnny's LITTLE BAR
MALLORCA
CHOP
IVY

surroundings home décor

ACQUA DI LUCA

NorthCoast HARBOR

NUEVO

Rock & Dock at North Harbor Marina

AMTRAK

Galleria AT GRIFFIN

the

ideastream public media

Crowne Plaza HOTELS & RESORTS

Cowell & Hubbard

DISTRICT

HOUSE

phuel

Allen Theatre • Hanna Theatre • Mimi Ohio Theatre
KeyBank State Theatre • Connor Palace Theatre
Kennedy's Cabaret Theatre • Outcall Theatre
Westfield Studio Theatre • The Helen

FLATS EAST BANK

aloft

BOLD FOOD & DRINK

PUNCH BOWL SOCIAL

Lindey's LAKE HOUSE

FWD

1322 OLD RIVER ROAD

Shooters

Music Box Supper Club

NAUTICA QUEEN

TOWER CITY CENTER

RENAISSANCE

MULTI-TENANT

UNITED STATES POSTAL SERVICE

JACK CLEVELAND

CVS pharmacy

ALEX THEATER

GEIGERS

MARBLE ROOM

SHAKE SHACK

barris

GATEWAY DISTRICT

CityTAP

OTAMI NOODLE

HOUSE OF CREOLE

Harry Buffalo

Cleveland

BUFFALO WILD WINGS

EAST 4th

GOMA

Butcher & Brewer

MABEL'S BBQ

Lutheran Hospital
a Cleveland Clinic Hospital

CLEVELAND STATE UNIVERSITY

ST VINCENT CHARITY MEDICAL CENTER

UNITED STATES POSTAL SERVICE

Cuyahoga Community College

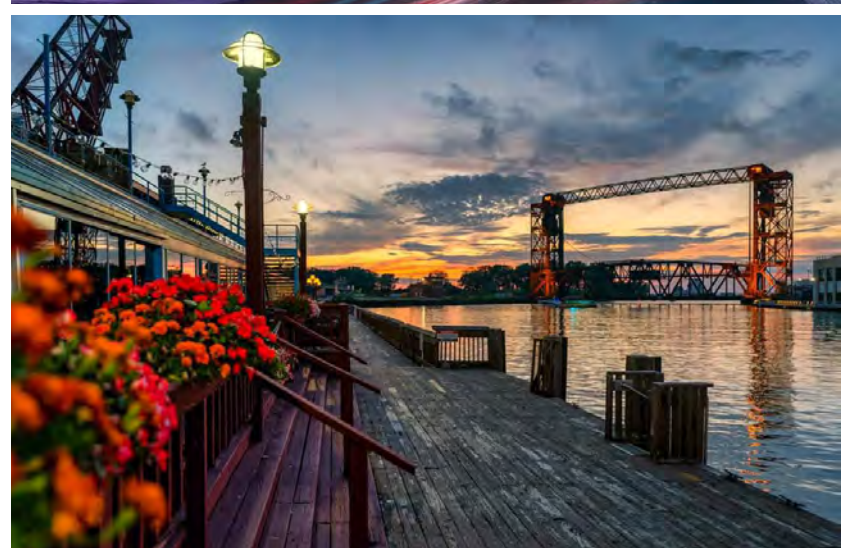




CLEVELAND

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 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.



Flats East Bank

Cleveland, Ohio has a diverse and dynamic real estate market, particularly when it comes to flats. The city's flats, located along the Cuyahoga River, offer a unique opportunity for those looking for prime waterfront property. These properties range from historic buildings that have been converted into offices, restaurants, and retail spaces, to brand new residential developments that feature modern amenities and cutting-edge design. The flats' location also offers easy access to major highways and downtown Cleveland, making them an attractive option for users looking to establish a presence in the city. With a variety of options available, the flats in Cleveland offer an exciting and vibrant real estate market.

Moreover, the flats in Cleveland, Ohio have undergone significant redevelopment in recent years, making them even more attractive for real estate investment. The city has invested in infrastructure improvements, including new bridges, boardwalks, and pedestrian paths, which have made the area more accessible and inviting to both businesses and visitors.



**1294-1310 & 1316-1322
OLD RIVER ROAD
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