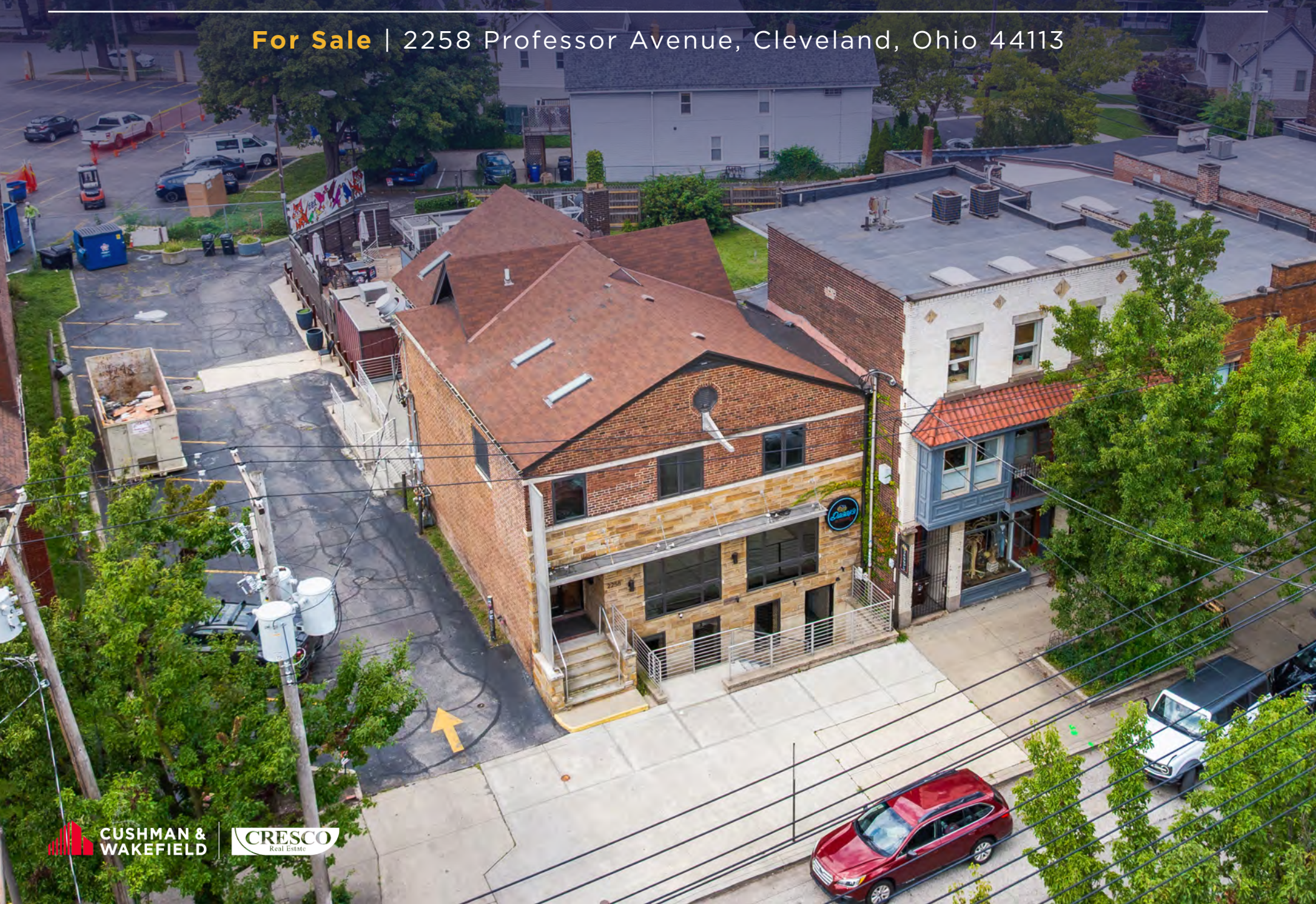
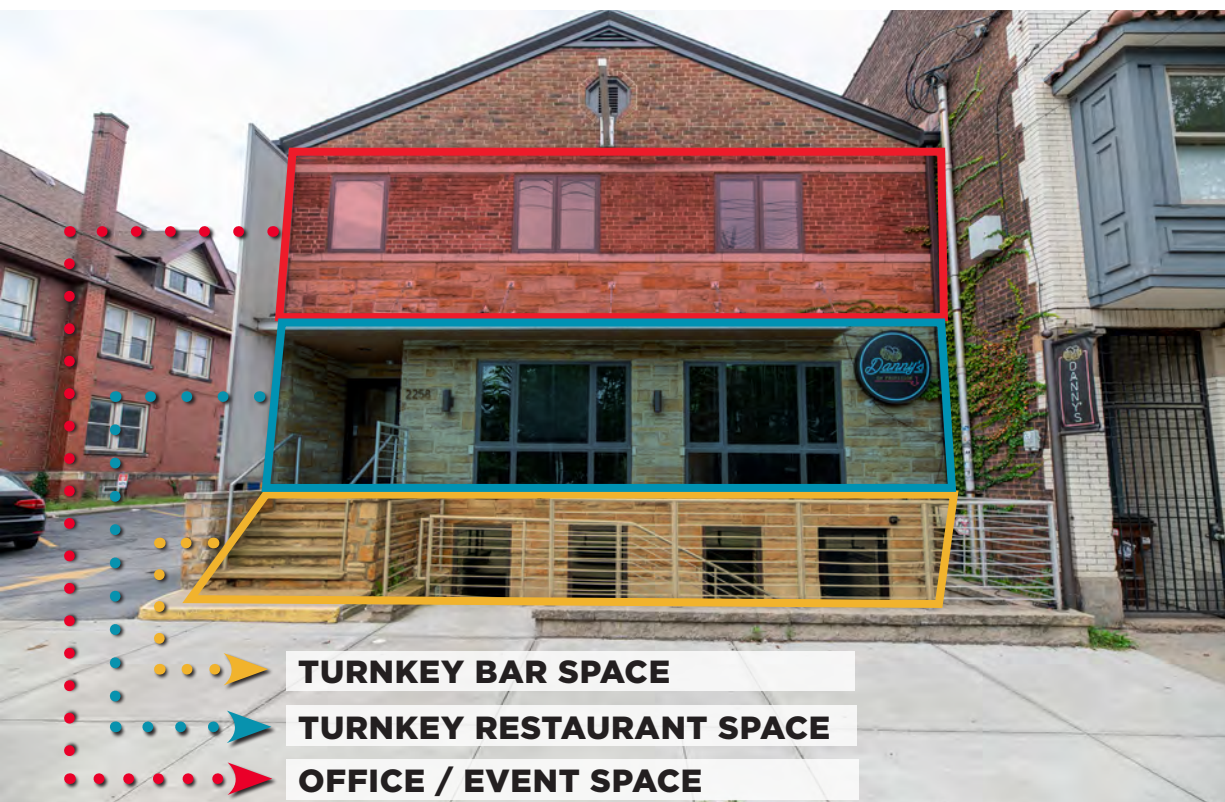


Rare Owner-User Opportunity in Tremont

For Sale | 2258 Professor Avenue, Cleveland, Ohio 44113





PROPERTY HIGHLIGHTS

- For Sale in the Heart of Tremont, Cleveland's most desirable neighborhood
- Walkable to Cleveland's best Restaurants, Bars, and Night life
- Turnkey Restaurant opportunity
- Owner User opportunity
- Multi-tenant possibility with garden level turnkey bar.
- Massive outdoor patio with walk-in cooler and bar

SALE PRICE: \$1,800,000

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	5,356 SF
Patio SF	1,750 SF
Building + Patio SF	7,106 SF
Parcel	00416078
Floors	Three (3)
Buildings	One (1)
Parking	20 Dedicated Spaces
Land Area	0.11 Acres





Photos | First Floor



Photos | Second Floor



Photos | Second Floor



Photos | Back Patio



Photos | Lower Level



Photos | Lower Level



Photos | Lower Level



Experience Tremont

Ohio City
1.1 Miles

Downtown
Cleveland
2.3 Miles

Tremont
Cityside
Ballroom

Rocky Top

Loop

STEAK

THE SOUTH SIDE

Martha on
the Fly

Climb
Cleveland

Bar-B-Q

Tony's

HI DRY

Balt

Professor
Market

barrie

POUR
OF CLEVELAND

DANTE

Ginko

REFRIED VINTAGE

WASTED

Banyan
Tree

VISIBLE
VOICE

2258 Professor Ave.
Cleveland, OH 44113

GRACE
HOSPITAL

EN FLIQUE

LIT

Northeast Ohio
College
Preparatory
School

Paul Duda
Gallery

Ecolodge
IN TREMONT

Bourbon
Street Barrel
Room

Civilization
Cafe

Urbane
Society
Salon

THE
VEGGIE
KITCHEN

Corner 11 Bowl

Rocky Top

RCF GROUP

Lincoln Park

Imposters
Theater

Kaiser
Gallery

Cleveland
Library

RISEING STAR
after readers

THE
SPOTTED
OWL

TV FUN
The Studio

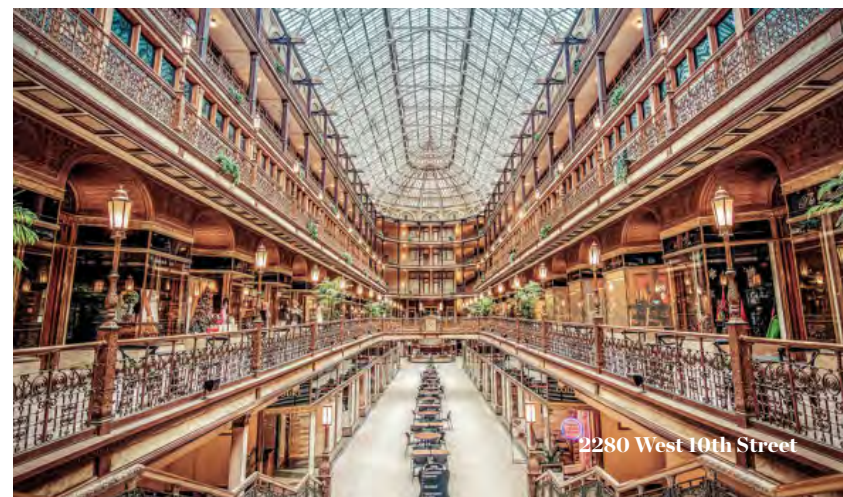
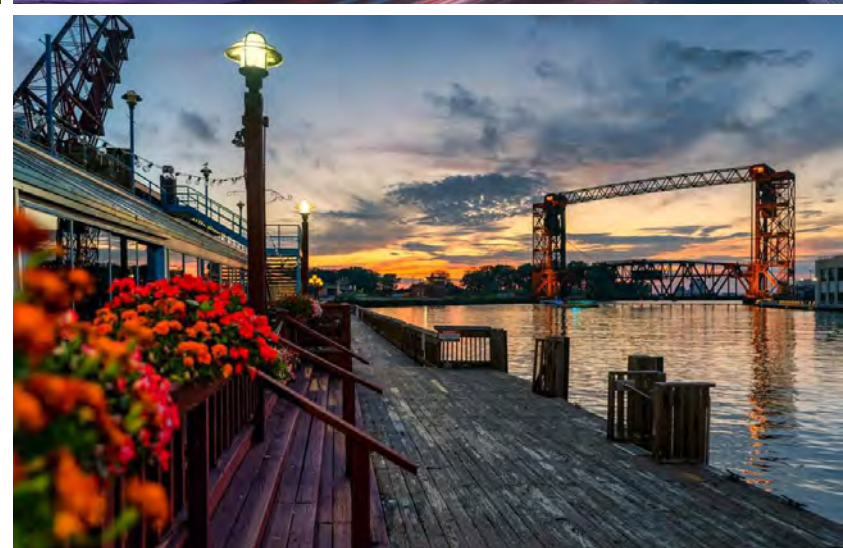
Rocky Top



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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