

# MULTIFAMILY ZONED LAND FOR SALE

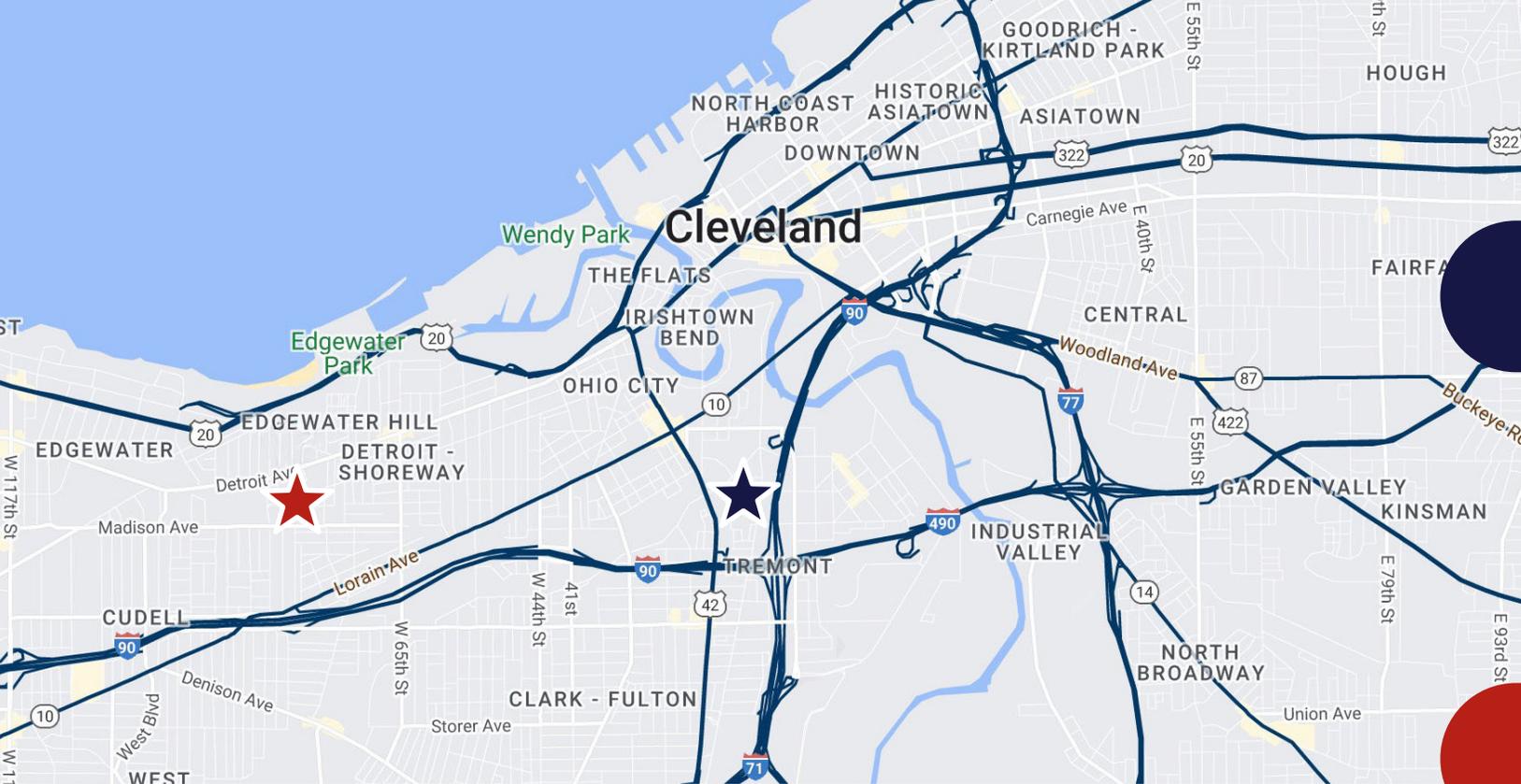
DEVELOPMENT OPPORTUNITY

West 19th Street | Cleveland

Franklin Apartments | Cleveland

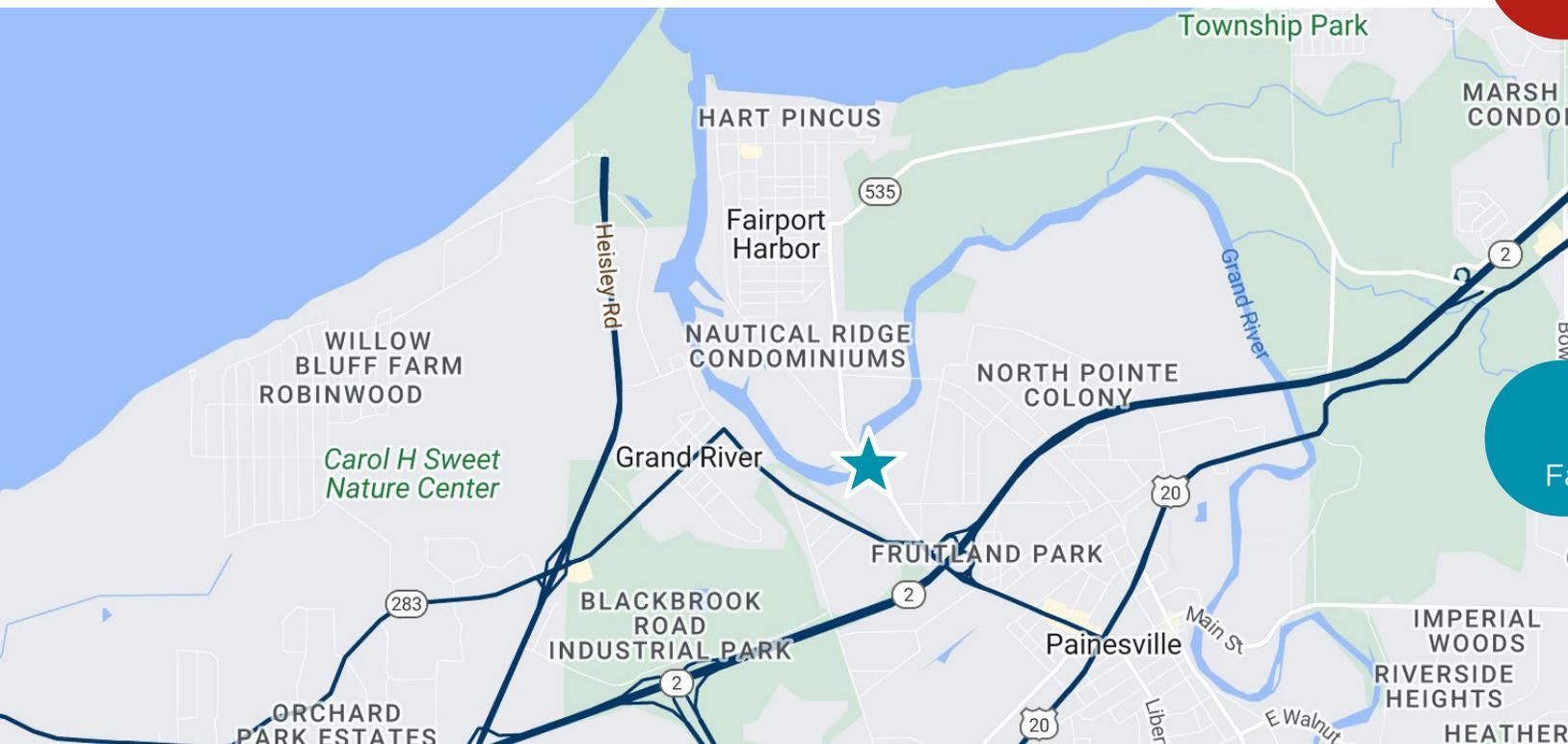
South Pointe on the River | Fairport Harbor





**West 19th Street**  
West 19th Street  
Cleveland, Ohio 44134

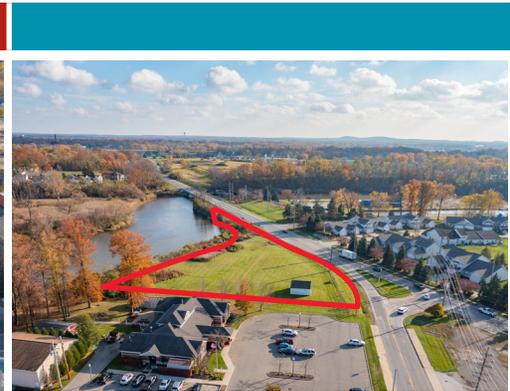
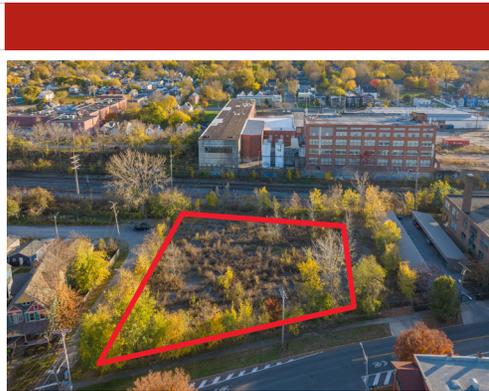
**Franklin Apartments**  
8001 Franklin Blvd  
Cleveland, Ohio 44102



**South Pointe on the River**  
1380 High Street  
Fairport Harbor, Ohio 44077

# PORTFOLIO SUMMARY

## MULTIFAMILY ZONED LAND



Name	West 19th Street	Franklin Apartments	South Pointe on the River
Address	West 19th Street	8001 Franklin Blvd	1380 High Street
City	Cleveland	Cleveland	Fairport Harbor
Zip	44134	44102	44077
Parcel	004-25-052	002-21-051	14-A-025-0-00-009-0
Size	0.38 AC	0.88 AC	4.46 AC
Units Planned	Townhomes	62 apartment units	18 townhomes, 3 homes
Price	\$399,000	\$499,000	\$450,000

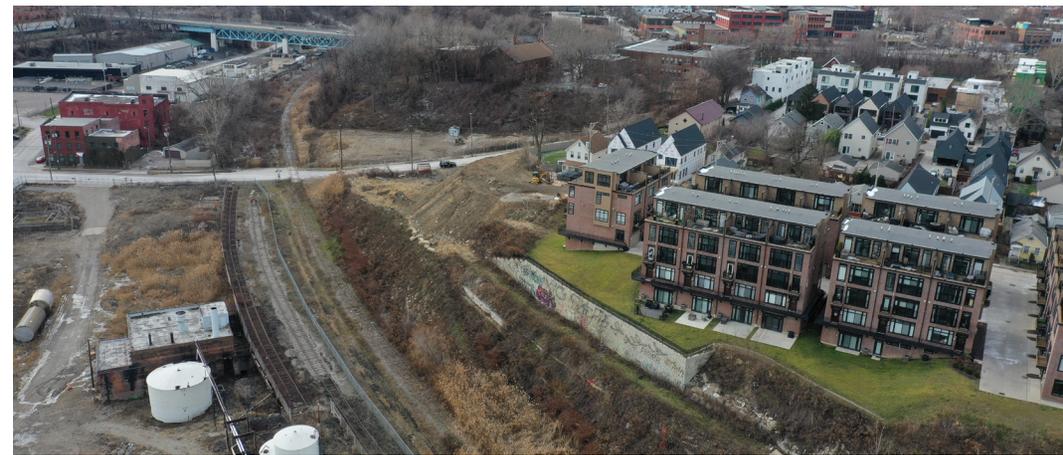
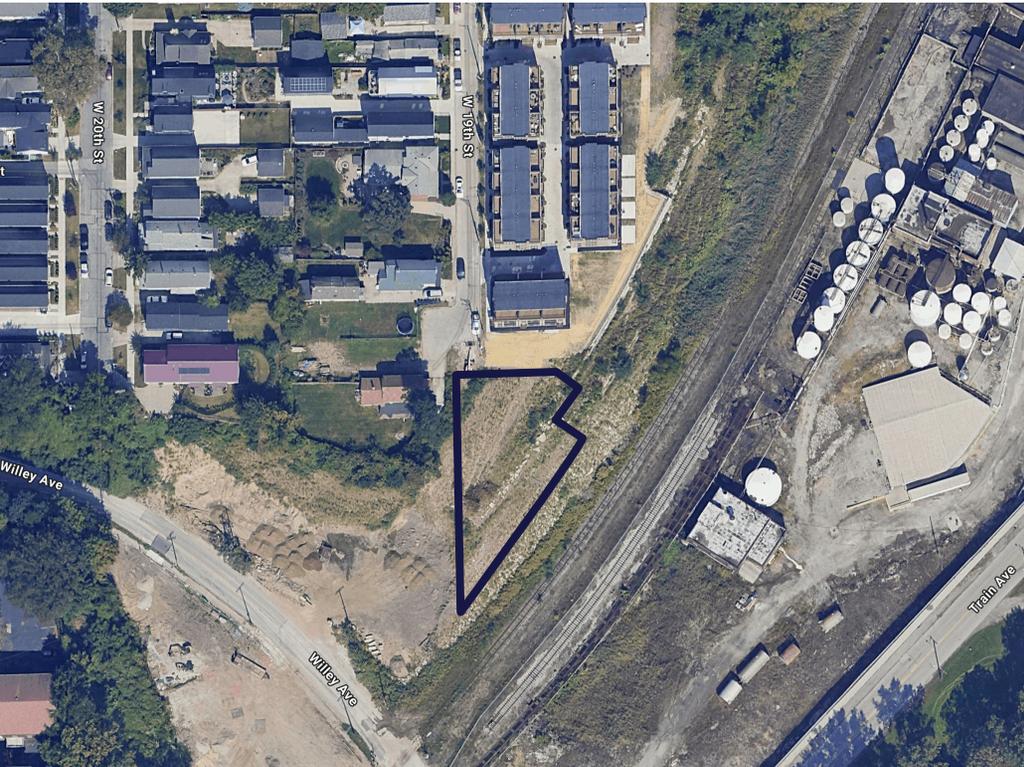
MULTIFAMILY ZONED LAND

# West 19th Street

West 19th Street

Cleveland, Ohio 44134





# West 19th Street

West 19th Street, Cleveland, Ohio 44134

**004-25-052**  
Parcel #

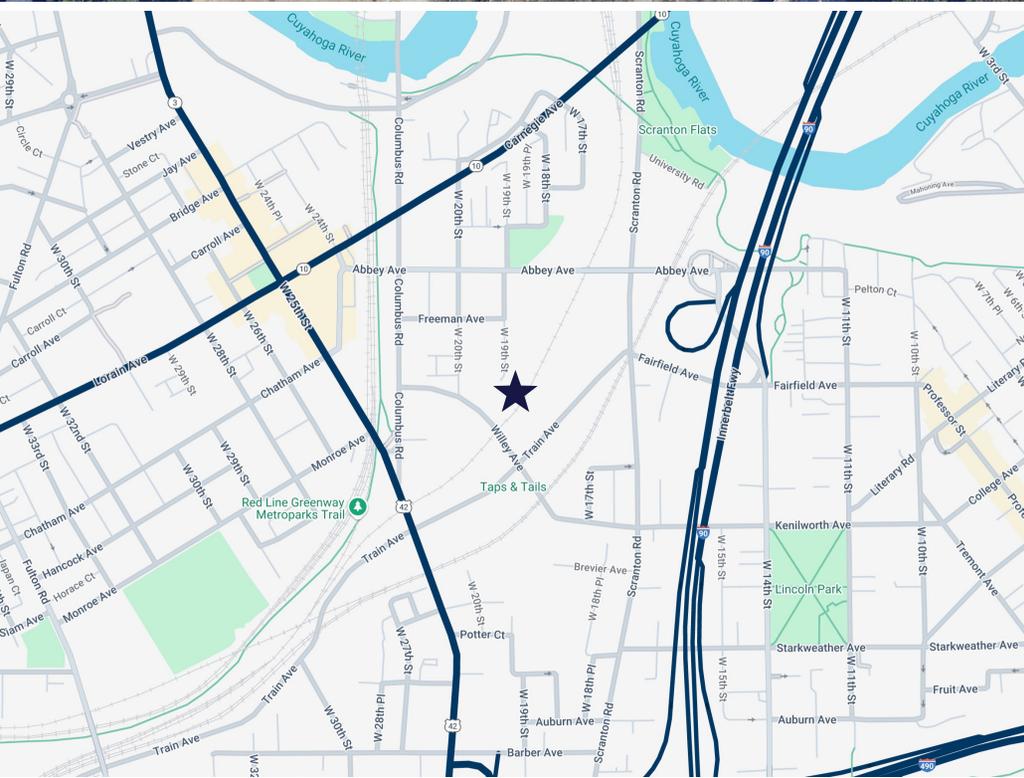
**0.38 AC**  
Size

**Townhomes**  
Proposed Units

**\$399,000**  
Sale Price

## Comments

- Developer townhome plan
- Close to Tremont, Ohio City, and Downtown Cleveland



# Conceptual Site Plan

**OWNERS CERTIFICATE**

WE, THE UNDERSIGNED, BR KNEZ CONSTRUCTION INC. THROUGH BOJAN R. KNEZ, ITS MANAGER OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AND PLAT SHOWN.

IN WITNESS WHEREOF, BR KNEZ CONSTRUCTION INC. THROUGH BOJAN R. KNEZ, ITS MANAGER HAS HERETO SET ITS HAND

AT \_\_\_\_\_, OHIO,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
BR KNEZ CONSTRUCTION INC. THROUGH BOJAN R. KNEZ, ITS MANAGER

NOTARY PUBLIC  
STATE OF OHIO )  
COUNTY OF CUYAHOGA )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, BR KNEZ CONSTRUCTION INC. THROUGH BOJAN R. KNEZ, ITS MANAGER WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_, OHIO,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC

THIS IS AN ACKNOWLEDGEMENT CLAUSE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

**SURVEYOR CERTIFICATION**  
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES SHOWN HEREON, AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. MONUMENTS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON.

*Michael P. Spellacy*  
MICHAEL P. SPELLACY P.S. #8169 DATE 08/29/2022



## Lot Split of Block C of West Nineteen Subdivision Phase 2

BEING A LOT SPLIT OF BLOCK C OF WEST NINETEEN SUBDIVISION PHASE 2 AS SHOWN BY PLAT RECORDED AS AFN 201906030650 OF CUYAHOGA COUNTY RECORDS AND CREATING BLOCKS D AND E SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA, AND STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL BROOKLYN TOWNSHIP LOT 87 AUGUST 29, 2022 SCALE 1 INCH = 30 FEET

**APPROVALS**  
THIS LOT SPLIT AND PLAT ARE ACCEPTED AND APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF CLEVELAND, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

JOYCE PAN HUANG - PLANNING DIRECTOR

THIS LOT SPLIT AND PLAT ARE ACCEPTED AND APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF CLEVELAND, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

RICHARD SWITALSKI - PLATTING COMMISSIONER

**OWNERSHIP NOTES**

SIL 14  
0.0184 Acres  
PPN 004-25-040  
KARA A OBERGEPFELL  
AFN 202201090419

SIL 15  
0.0184 Acres  
PPN 004-25-041  
DOUGLAS MARK &  
KAREN E. STEVENSON  
AFN 20210290181

SIL 16  
0.0184 Acres  
PPN 004-25-042  
JESSICA F. ICE &  
STEPHEN N. MUDGER  
AFN 202108100634

SIL 17  
0.0184 Acres  
PPN 004-25-043  
PAUL B. BURES  
AFN 202204040124

SIL 18  
0.0184 Acres  
PPN 004-25-044  
B.R. KNEZ  
CONSTRUCTION INC.  
AFN 202104060479

**OWNERSHIP NOTES**

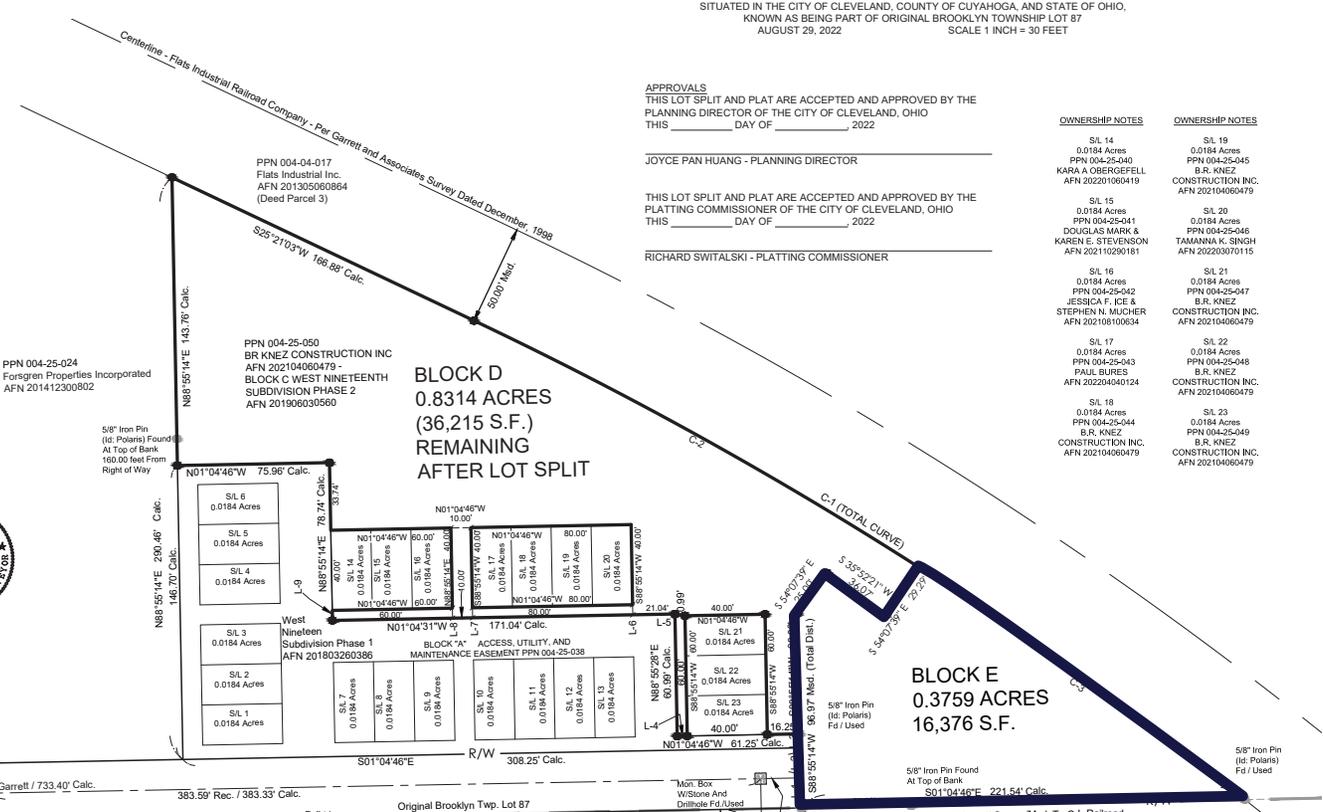
SIL 19  
0.0184 Acres  
PPN 004-25-045  
B.R. KNEZ  
CONSTRUCTION INC.  
AFN 202104060479

SIL 20  
0.0184 Acres  
PPN 004-25-046  
TAMANNA K. SINGH  
AFN 202203070115

SIL 21  
0.0184 Acres  
PPN 004-25-047  
B.R. KNEZ  
CONSTRUCTION INC.  
AFN 202104060479

SIL 22  
0.0184 Acres  
PPN 004-25-048  
B.R. KNEZ  
CONSTRUCTION INC.  
AFN 202104060479

SIL 23  
0.0184 Acres  
PPN 004-25-049  
B.R. KNEZ  
CONSTRUCTION INC.  
AFN 202104060479



**BLOCK D**  
0.8314 ACRES  
(36,215 S.F.)  
REMAINING  
AFTER LOT SPLIT

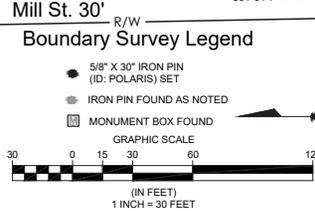
**BLOCK E**  
0.3759 ACRES  
16,376 S.F.

**PARCEL LINE TABLE**

LINE	LENGTH	DIRECTION
L1	15.00'	N88°55'14"E
L2	15.00'	N88°55'14"E
L3	6.97'	N88°55'14"E
L4	5.00'	N1°04'46"W
L5	5.00'	N1°04'46"W
L6	5.01'	S88°55'14"W
L7	5.01'	S88°55'14"W
L8	5.00'	S88°55'14"W
L9	5.00'	N88°55'14"E

**PARCEL CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	454.04'	2006.58'	12°57'52"	453.07'	N31°49'59"E	227.99'
C2	254.69'	2006.58'	7°14'20"	254.51'	N28°59'13"E	127.51'
C3	199.35'	2006.58'	5°41'32"	199.27'	N35°28'09"E	99.76'



BEARINGS SHOWN HEREON ARE BASED ON THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT.

REV. No.	DATE	BY	DESCRIPTION

DATE: 8/29/22 DRAWN: MPS  
SCALE: HOR 1"=30' VERT. 1"=60'  
FOLDER: DWG/Proj. Surveying  
FILENAME: Survey Base  
TAB: 01-RE-SUBDIVISION  
BDY. CHK: XXX-xx/xx/20xx  
BASE. CHK: XXX-xx/xx/20xx



MULTIFAMILY ZONED LAND

# Franklin Apartments

8001 Franklin Blvd  
Cleveland, Ohio 44102



# Franklin Apartments

8001 Franklin Blvd, Cleveland, Ohio 44102

**002-21-051**  
Parcel #

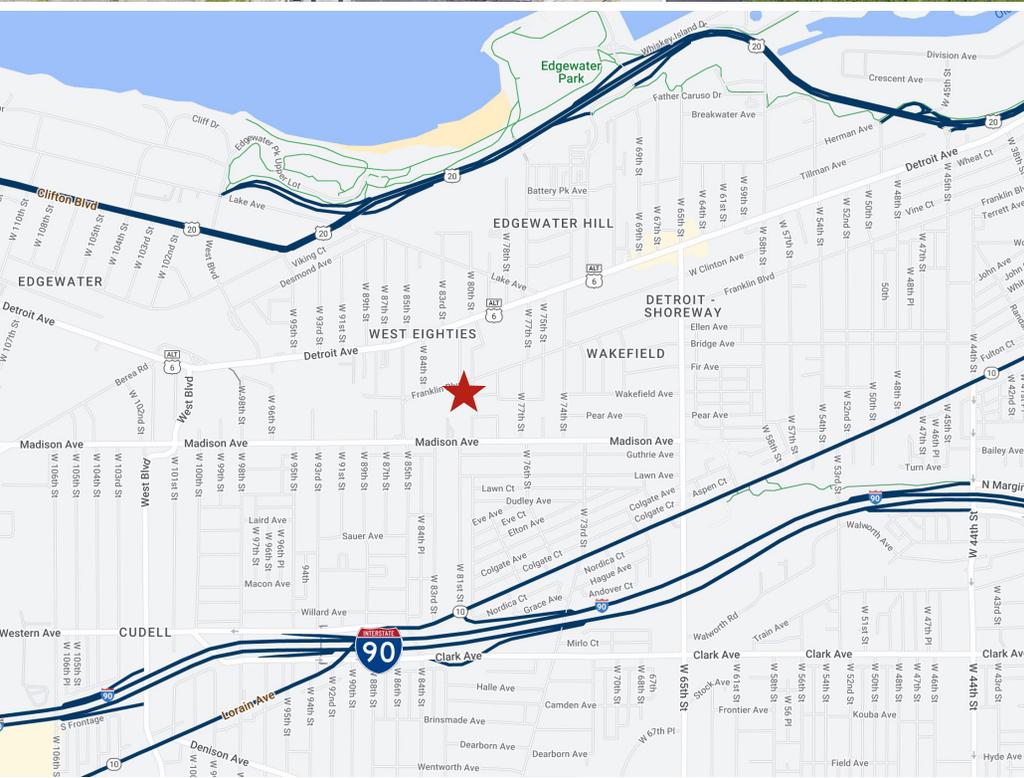
**0.88 AC**  
Size

**62 Apartments**  
Proposed Units

**\$499,000**  
Sale Price

## Comments

- Developer has apartment plan or townhome plan
- 62 apartments possible
- Close to Edgewater Park, Lakewood, and Gordon Square



# Conceptual Site Plan

## PROJECT DATA

### APARTMENT BLDG.

STORIES	5
UNITS	62
STUDIO	8
1 BEDROOM	30
2 BEDROOM	24

### AREAS

TOTAL AREA	61,500 GSF
GSF PER FLOOR	12,300 GSF
RENTABLE AREA	51,000 RSF



PROPERTY AREA: 0.88 ACRES 38,342 SF



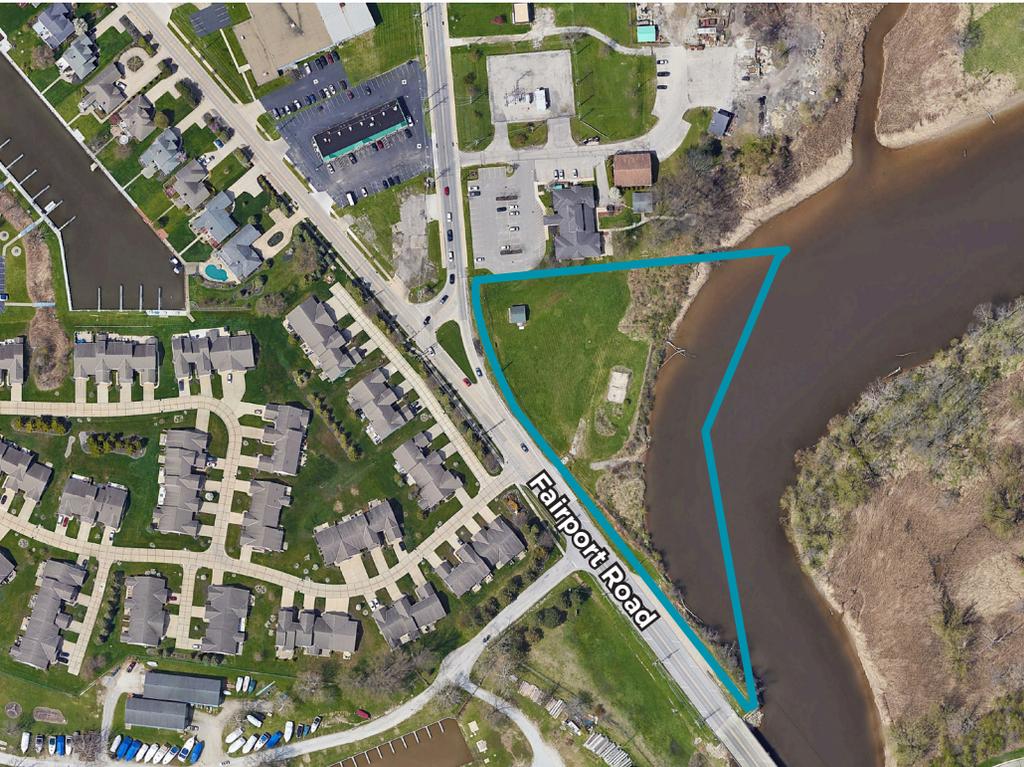


MULTIFAMILY ZONED LAND

# South Pointe on the River

1380 High Street,  
Fairport Harbor, Ohio 44077





FRONT ELEVATION



LEFT ELEVATION

# South Pointe on the River

1380 High Street, Fairport Harbor, Ohio 44077

**00407144**

Parcel #

**4.46 AC**

Size

**18 townhomes, 3 homes**

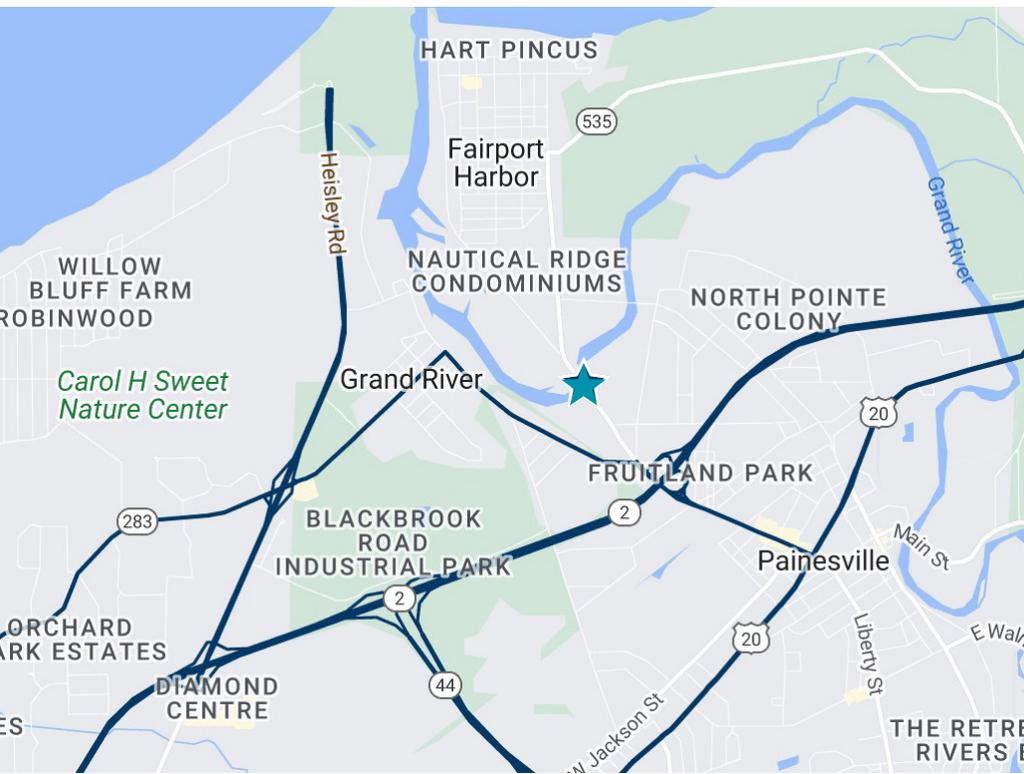
Proposed Units

**\$450,000**

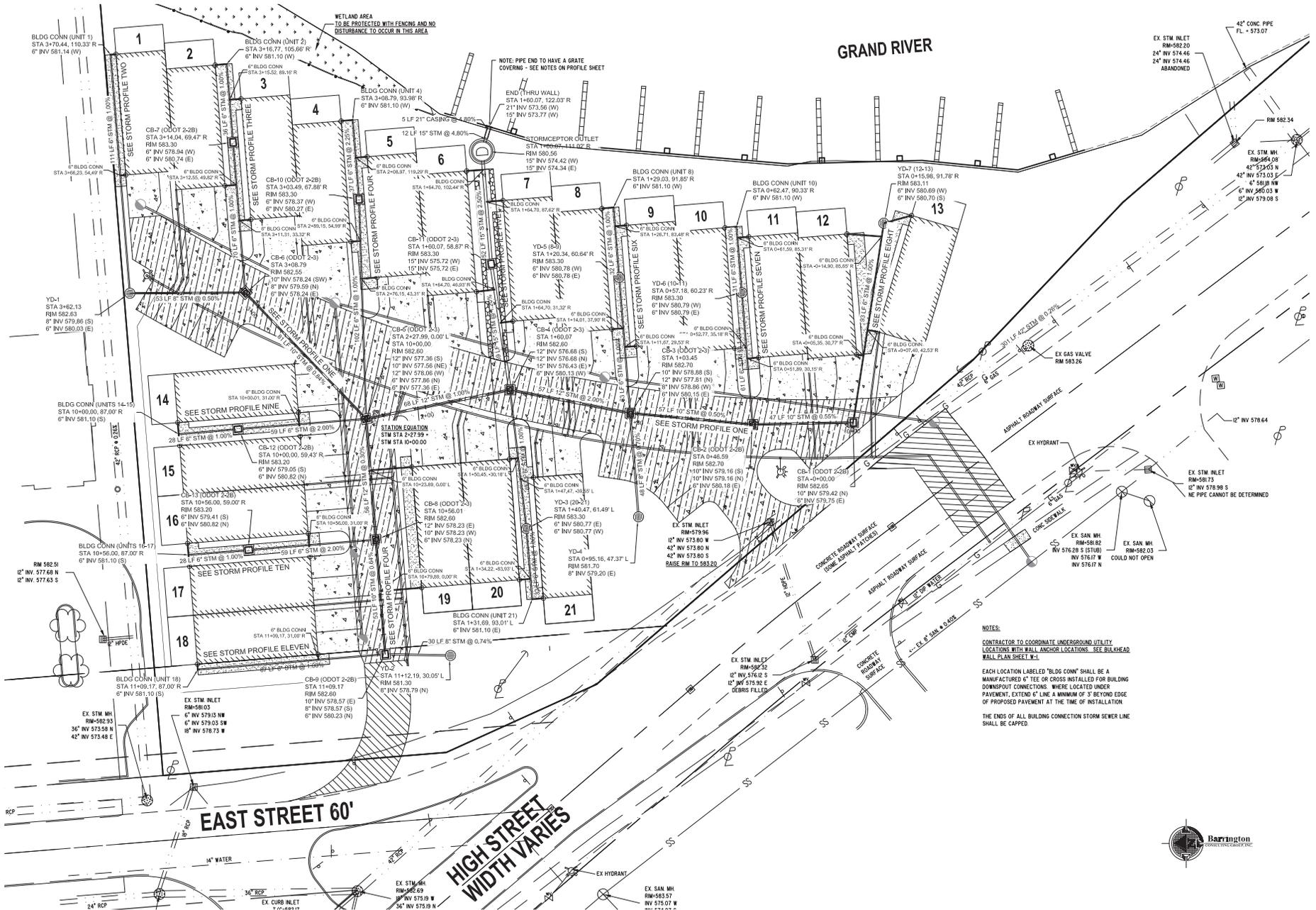
Sale Price

## Comments

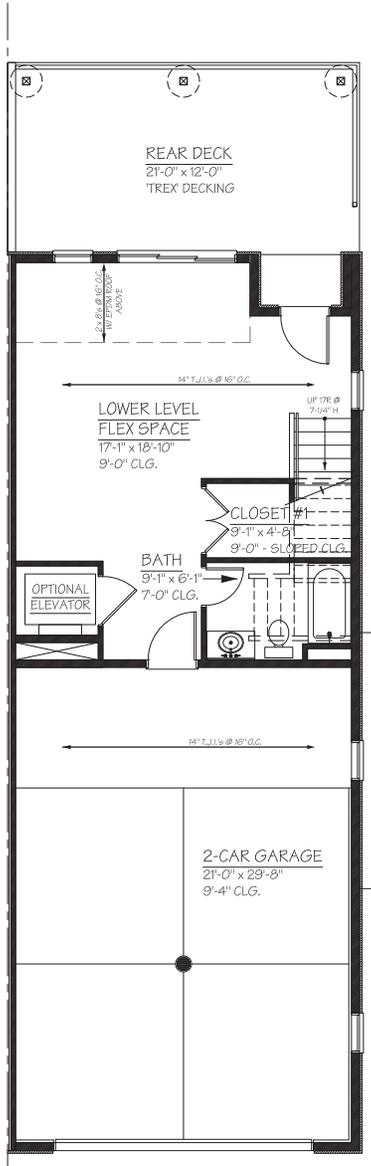
- Fully approved development plan by the city.
- 18 townhomes 3 single family homes.
- Schematic architectural plans In hand
- Waterfront property sitting on Grand River
- Walkable to Fairport Harbor shops and restaurants
- Easy access to State Route 2



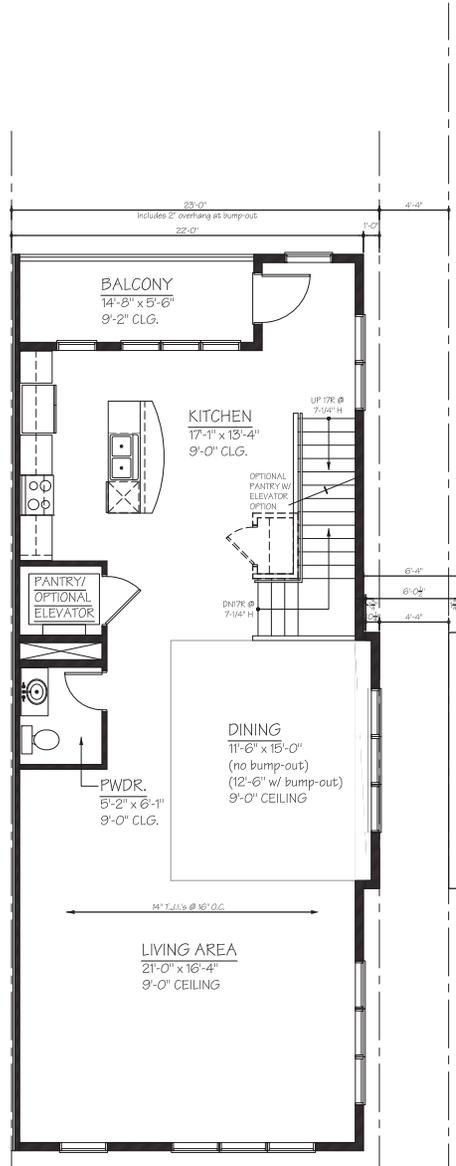
# Conceptual Site Plan



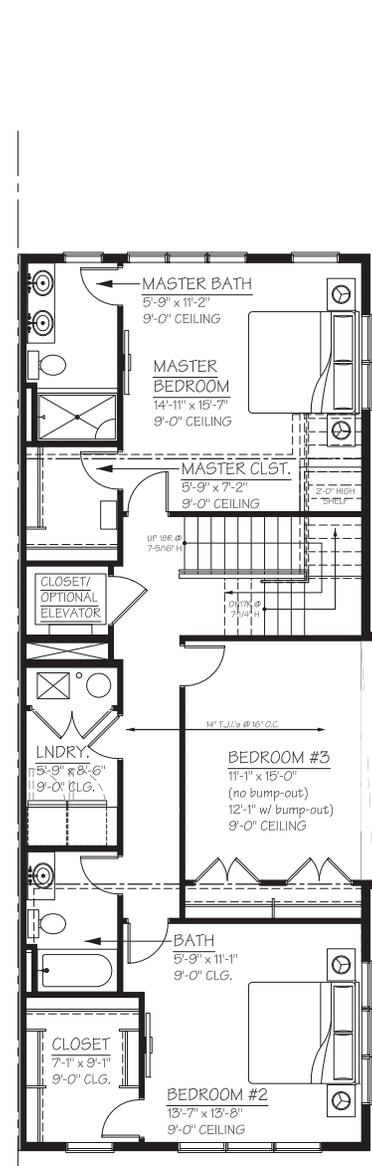
# Floor Plans



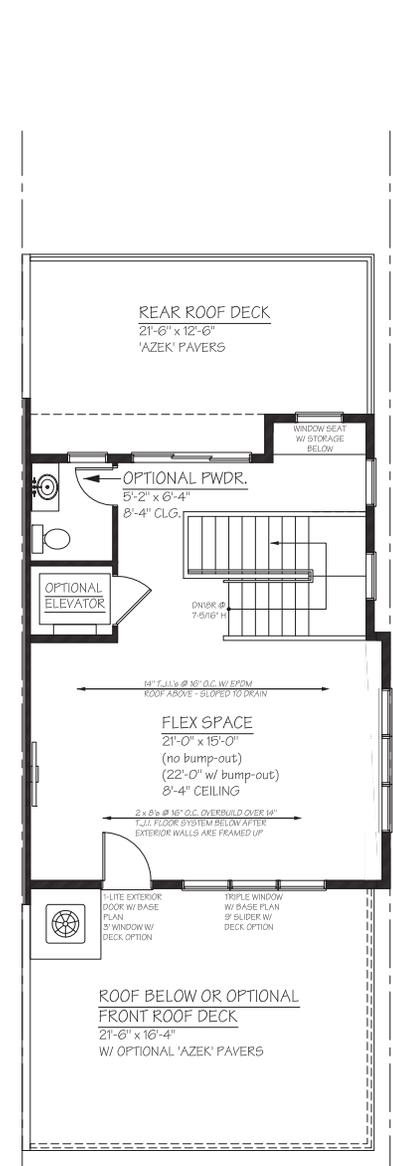
Entry Level - 546 square feet



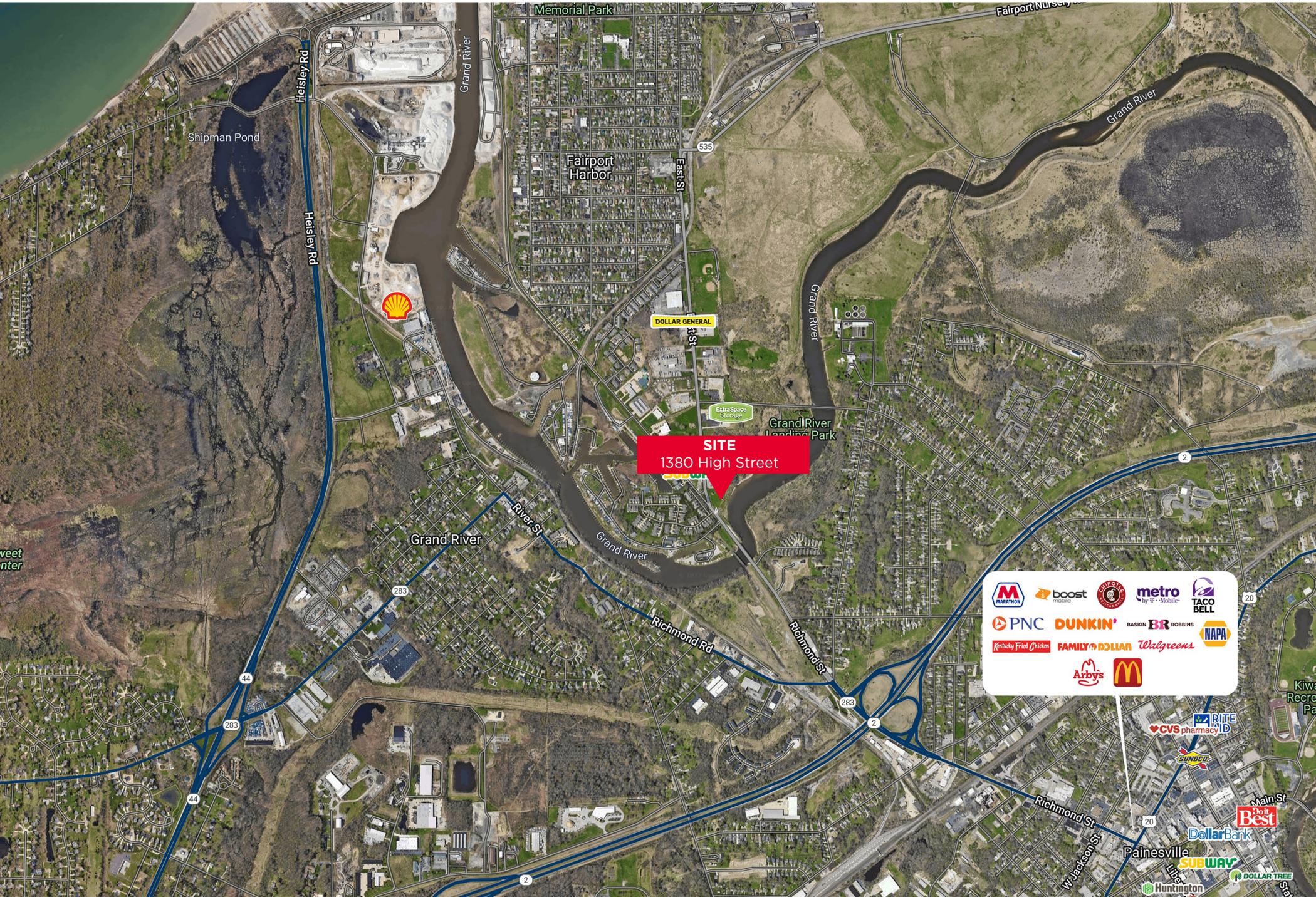
Main Living Level - 1,165 square feet



Bedroom Level - 1,248 square feet



Penthouse Level - 544 square feet



# MULTIFAMILY ZONED LAND FOR SALE

DEVELOPMENT OPPORTUNITY

## DAVID LEB

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## CONOR COAKLEY

Senior Vice President  
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