

Prime Conversion Opportunity

For Sale | 1729 Superior Avenue, Cleveland, Ohio 44114



1729 Superior Ave

- Prime Conversion Opportunity: Existing multi-story structure ideal for redevelopment into residential or mixed-use apartments in downtown Cleveland's urban core.
- Central Location: Situated along Superior Avenue within walking distance to Playhouse Square, CSU, and the growing Campus and Warehouse District corridors.
- Historic Character: Solid architectural bones and original detailing lend themselves to a distinctive, loft-style residential aesthetic.
- Strong Market Fundamentals: Surrounded by new housing, restaurants, and entertainment projects fueling Cleveland's continued downtown residential demand.

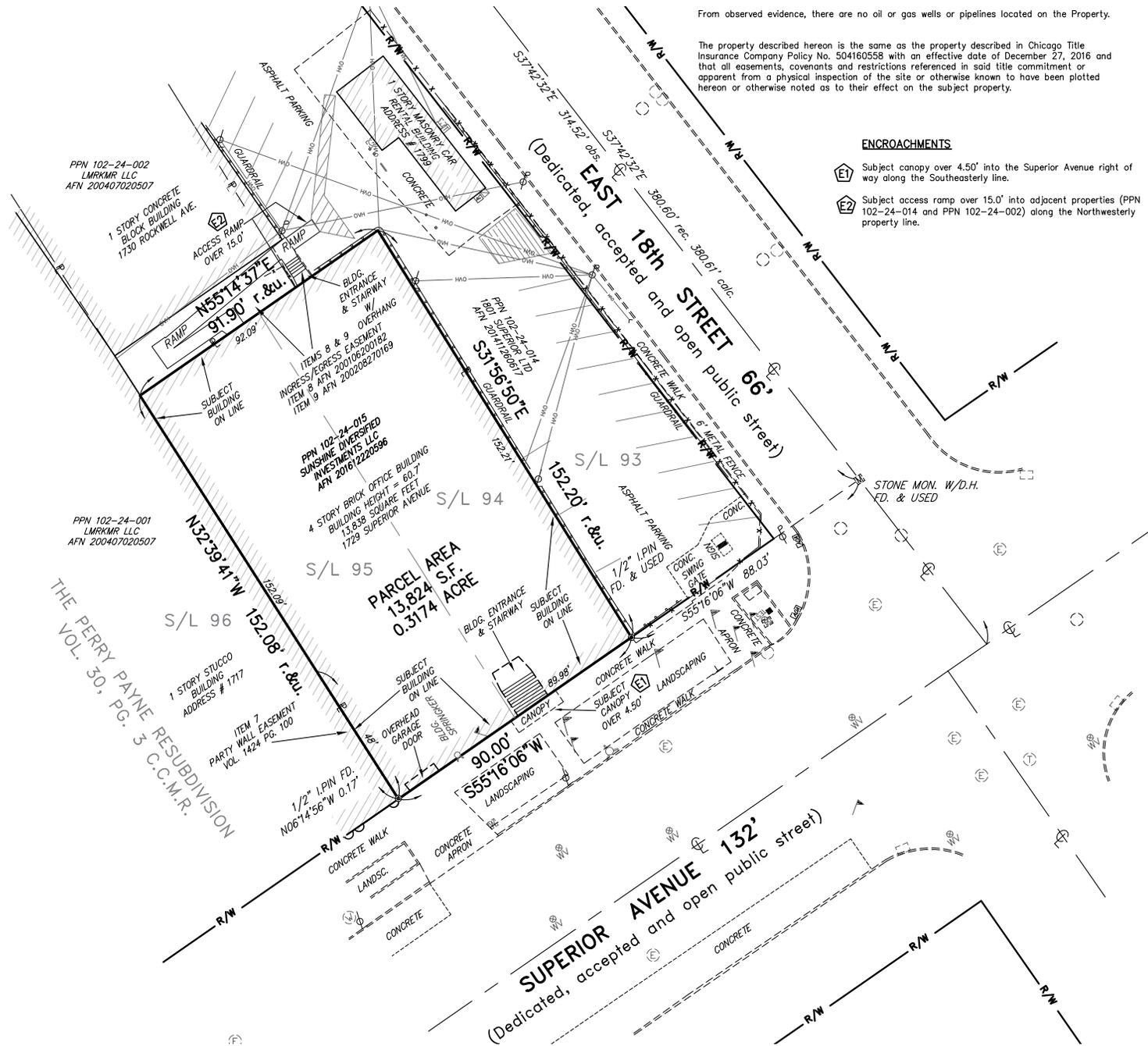
Sale Price: Contact Broker



Quick Stats

Available Space	68,000 SF
Typical Floor Size	13,600 SF
Year Built (Reno)	1902 (1990)
# of Floors	Four (4)
Land Area	0.32 AC
Parcel #	02-24-015
Parking	25 Proposed

Site Plan



From observed evidence, there are no oil or gas wells or pipelines located on the Property.

The property described hereon is the same as the property described in Chicago Title Insurance Company Policy No. 504160558 with an effective date of December 27, 2016 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.

ENCROACHMENTS

-  Subject canopy over 4.50' into the Superior Avenue right of way along the Southeasterly line.
-  Subject access ramp over 15.0' into adjacent properties (PPN 102-24-014 and PPN 102-24-002) along the Northwesterly property line.

PPN 102-24-002
LMRKMR LLC
AFN 200407020507

1 STORY CONCRETE
BLOCK BUILDING
1730 ROCKWELL AVE.

ACCESS RAMP
OVER 15.0'

N55°14'37"E
91.90' r.&.u.

RAMP

SUBJECT BUILDING
ON LINE

BLDG. ENTRANCE
& STAIRWAY
& OVERHANG

ITEMS 8 & 9
INGRESS/EGRESS EASEMENT
ITEM 8 AFN 200108200180
ITEM 9 AFN 200208270169

PPN 102-24-015
SUNSHINE DIVERSIFIED
INVESTMENTS LLC
AFN 201612220586

4 STORY BRICK OFFICE BUILDING
BUILDING HEIGHT = 60.7'
13,618 SQUARE FEET
1729 SUPERIOR AVENUE

PPN 102-24-001
LMRKMR LLC
AFN 200407020507

THE PERRY PAYNE RESUBDIVISION
VOL. 30, PG. 3 C.C.M.R.

S/L 96

N32°39'41"W

1222.08'

152.08' r.&.u.

1/2" I.PIN FD.
N06°14'56"W 0.17'

CONCRETE WALK

LANDSC.

CONCRETE

R/W

CONCRETE APRON

LANDSC.

CONCRETE

R/W

CONCRETE

R/W

CONCRETE

R/W

CONCRETE

PARCEL AREA
13,824 S.F.
0.3174 ACRE

S/L 94

152.21'

S/L 95

1222.08'

90.00'

555°16'06"W

LANDSCAPING

CONCRETE WALK

LANDSC.

CONCRETE

R/W

CONCRETE

R/W

CONCRETE

R/W

CONCRETE

R/W

CONCRETE

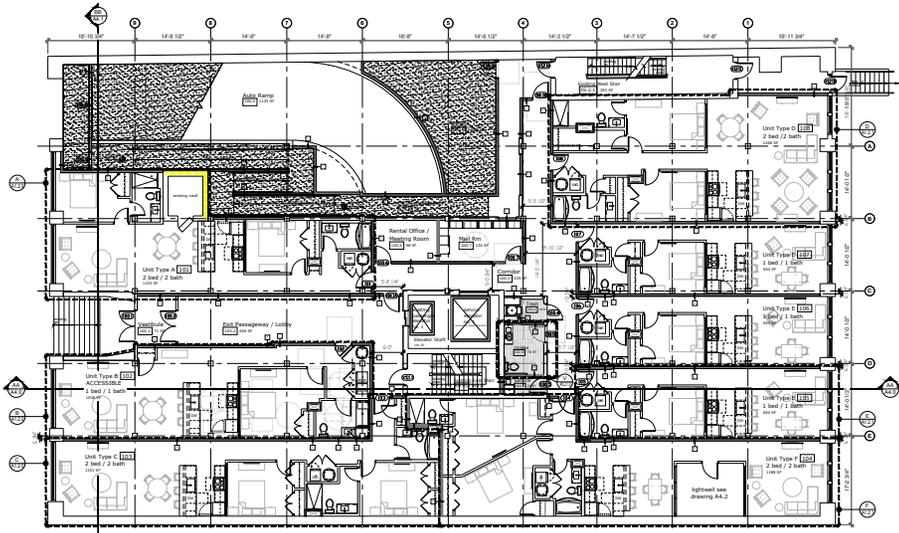
SUPERIOR AVENUE 132'
(Dedicated, accepted and open public street)

CONCRETE

R/W

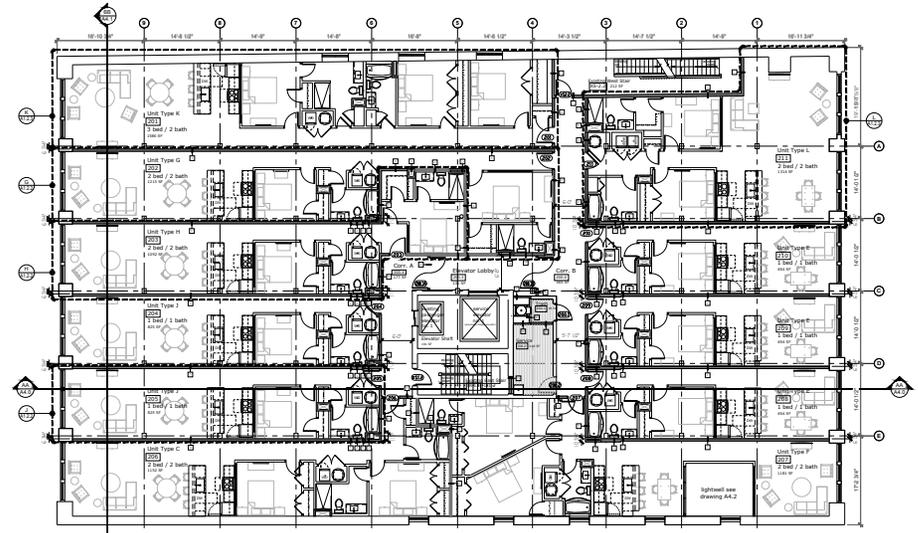
CONCRETE

Potential Floor Plans



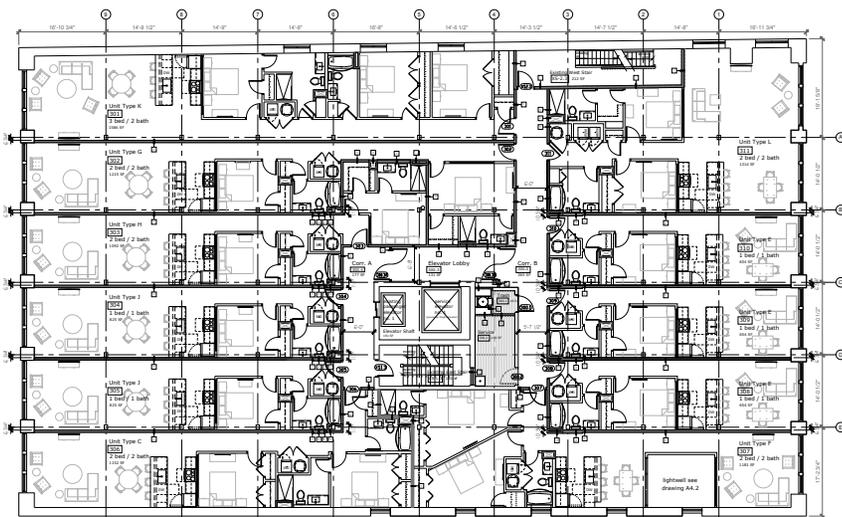
first floor plan

GENERAL NOTE: VERIFY THAT CROSSING WALLS ARE IN A STACKED ALIGNMENT BETWEEN THE FIRST THRU FOURTH FLOORS.
scale: 1/8"=1'-0"



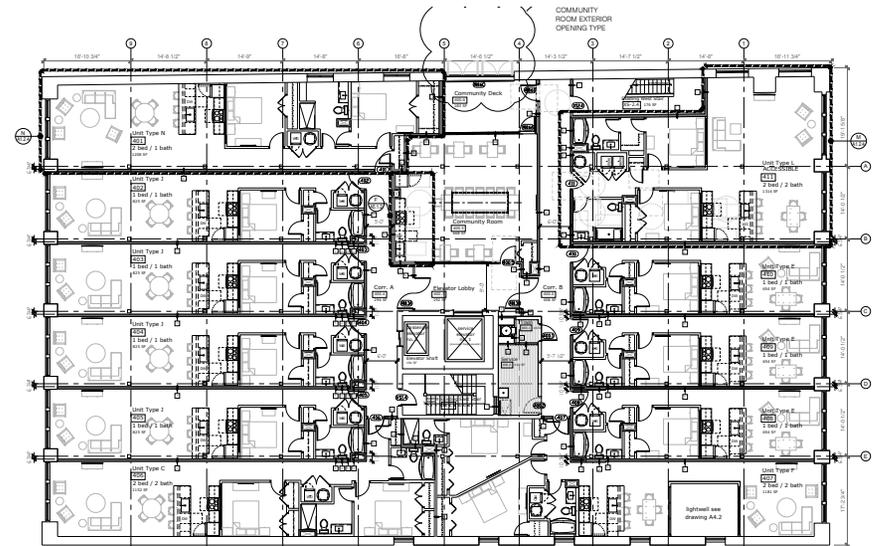
second floor plan

GENERAL NOTE: VERIFY THAT CROSSING WALLS ARE IN A STACKED ALIGNMENT BETWEEN THE FIRST THRU FOURTH FLOORS.
scale: 1/8"=1'-0"



third floor plan

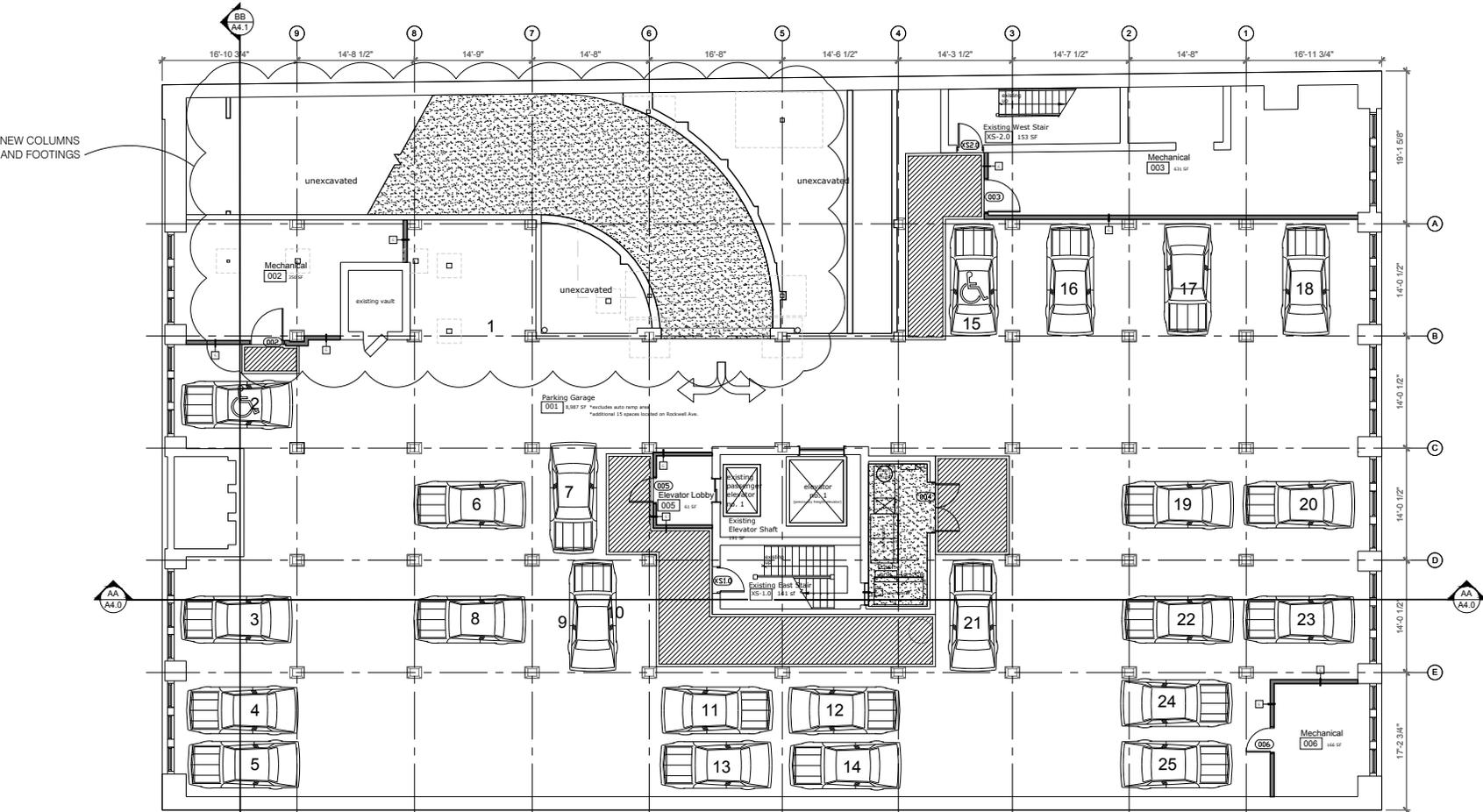
GENERAL NOTE: VERIFY THAT CROSSING WALLS ARE IN A STACKED ALIGNMENT BETWEEN THE FIRST THRU FOURTH FLOORS.
scale: 1/8"=1'-0"



fourth floor plan

GENERAL NOTE: VERIFY THAT CROSSING WALLS ARE IN A STACKED ALIGNMENT BETWEEN THE FIRST THRU FOURTH FLOORS.
scale: 1/8"=1'-0"

Proposed Underground Parking



basement plan

scale: 1/8"=1'-0"



Flats East Bank

MARGARITAVILLE PUNCH BOWL SOCIAL
WELCOME TO THE FARM
Just Right John Boy

Warehouse District

insomnia cookies
STARBUCKS COFFEE
TAZA
Cleveland Browns
GREAT LAKES Science Center
Huntington Convention Center of Cleveland
Cleveland Clinic
PNC
DRURY PLAZA HOTEL
Huntington

Playhouse Square

heiments
YOURS TRULY
ALEX THEATER
WILD EAGLE
METROPOLITAN
zaytoon
GHOSTLIGHT
Downtown Cleveland Alliance
THE FRUIT STAND

Future Home of Sherwin Williams Headquarters

Terminal Tower

CHAMPS
CHARLIE'S
DUNKIN'
JACK CLEVELAND CASINO
MOTION PICTURE
ROCKET Mortgage
PROGRESSIVE FIELD
DUNKIN'
JACK CLEVELAND CASINO
MOTION PICTURE
RENAISSANCE

East 4th

FLANNERY'S
MABEL'S BBQ
GOMA
COCKTAILS
WONDER BAR
POLARITIES
BLUE AGAVE
HOUSE OF BLOES
THE CORNER ALLEY
PITCHER & FROEYER
WOLSTEIN CENTER

★ 1729 Superior Ave

240,133
Population
(2025 | 5 Mile)

34.4
Median Age
(2025 | 5 Mile)

112,244
Households
(2025 | 5 Mile)

\$67,518
Household Income
(2025 | 5 Mile)

11,948
Total Businesses
(2025 | 5 Mile)

173,914
Total Employees
(2025 | 5 Mile)

CLEVELAND STATE UNIVERSITY CAMPUS MAP



Cleveland State University

- Cleveland State University is situated in the heart of Cleveland in a vibrant and diverse urban neighborhood. Known for its mix of historic architecture and modern developments, offering a blend of residential, commercial and cultural spaces.
- Features a variety of dining options from trendy cafes and restaurants and local eateries
- Known for its community focused initiatives, including neighborhood associations and events that promote local business, arts and culture

At A Glance

Established: 1964 by action of the Ohio General Assembly

President: Laura Bloomberg, Ph.D.

First Classes Held: Fall 1965

Enrollment: Approximately 14,000

Graduates: More than 140,000 - 80 percent live in the area

Full-time Employees: 524 faculty & 860 staff

Campus: More than 85 acres & 40-plus buildings (largest footprint in downtown Cleveland)





**1729 SUPERIOR AVENUE
CLEVELAND, OHIO 44114**

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**CUSHMAN &
WAKEFIELD**



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