Rare Owner-User Opportunity in Tremont

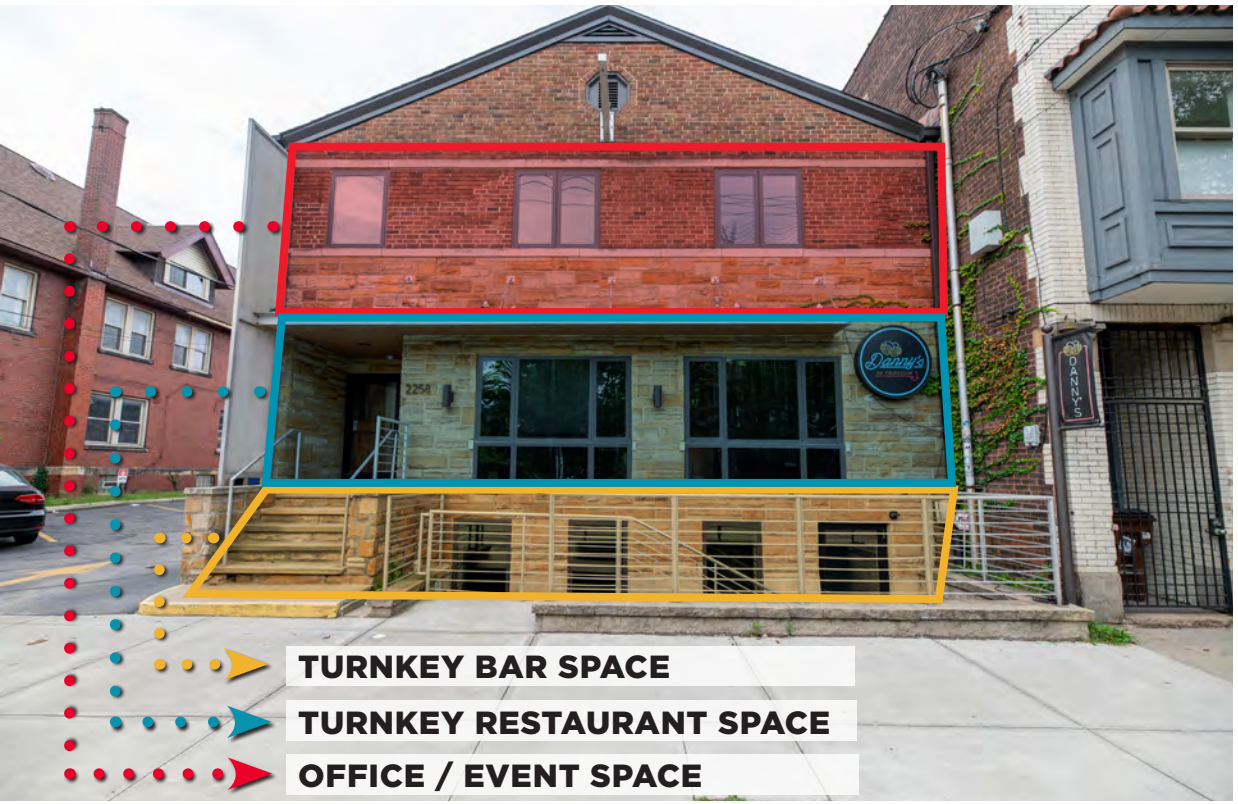
For Sale or Lease | 2258 Professor Avenue, Cleveland, Ohio 44113



CUSHMAN & WAKEFIELD | CRESCO Real Estate







PROPERTY HIGHLIGHTS

- For Sale or Lease 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
- Adjacent parking lot with 20 spaces and two curb cuts on Literary and Professor

SALE PRICE: $1,800,000

LEASING

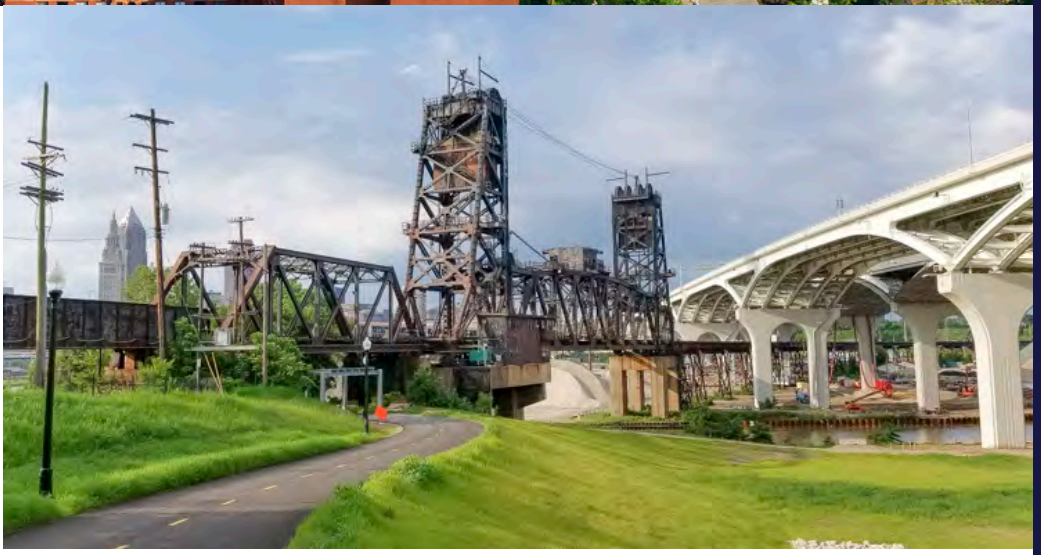
Space	Level	SF	Lease Rate
Bar	LL	1,657 SF	$20/SF NNN
Restaurant	1ST	1,865 SF	$25/SF NNN
Office/Retail	2ND	1,834 SF	$15/SF NNN

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










2258
Danny's
DANNY'S


2258




纸老虎



Photos | First Floor





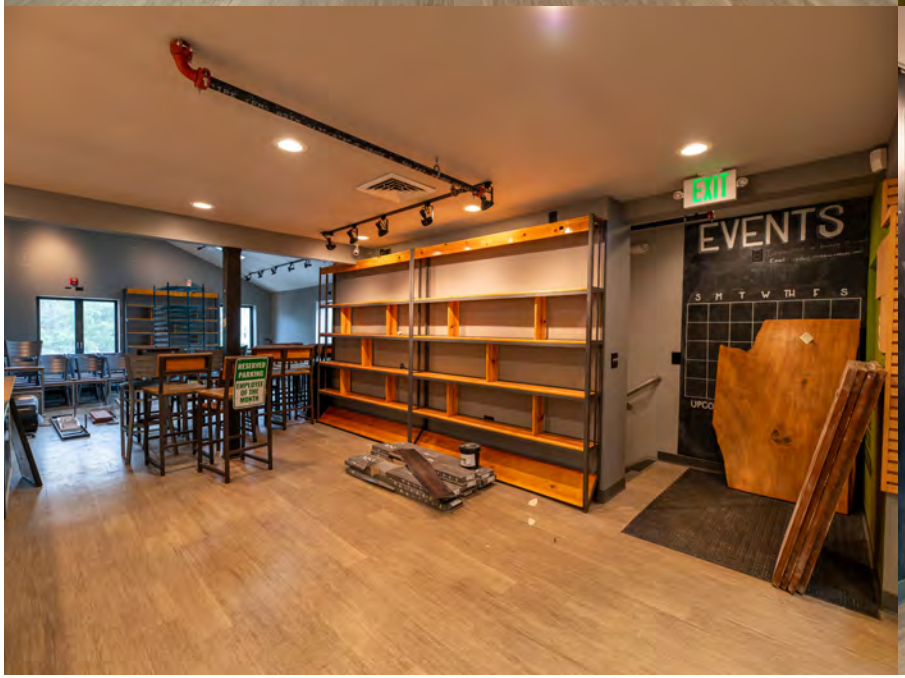


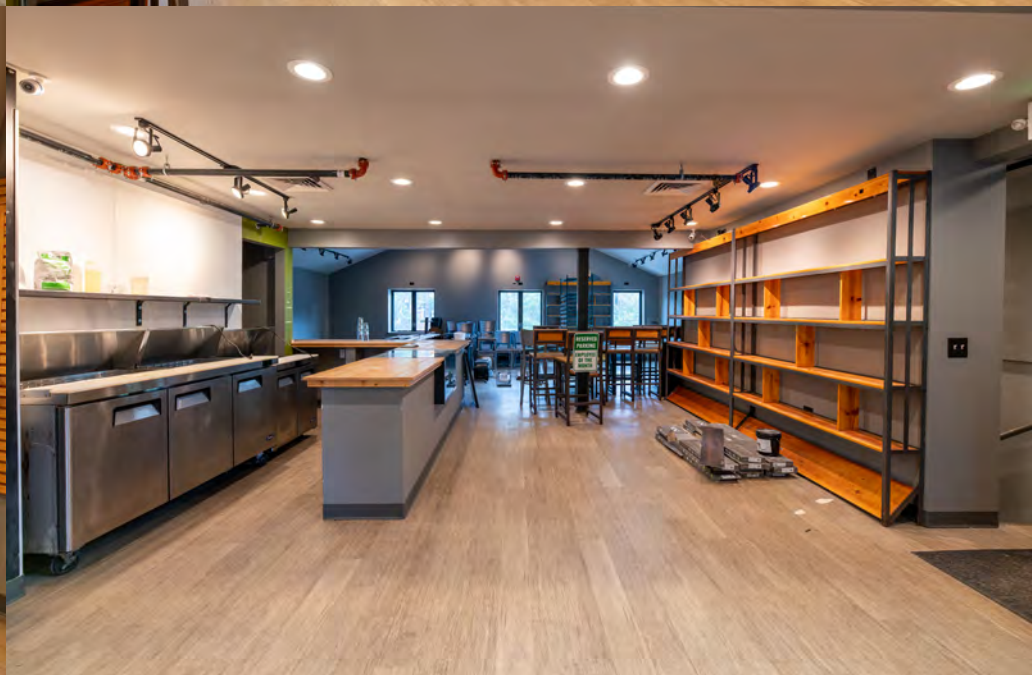


Photos | Second Floor









Photos | Second Floor









Photos | Back Patio



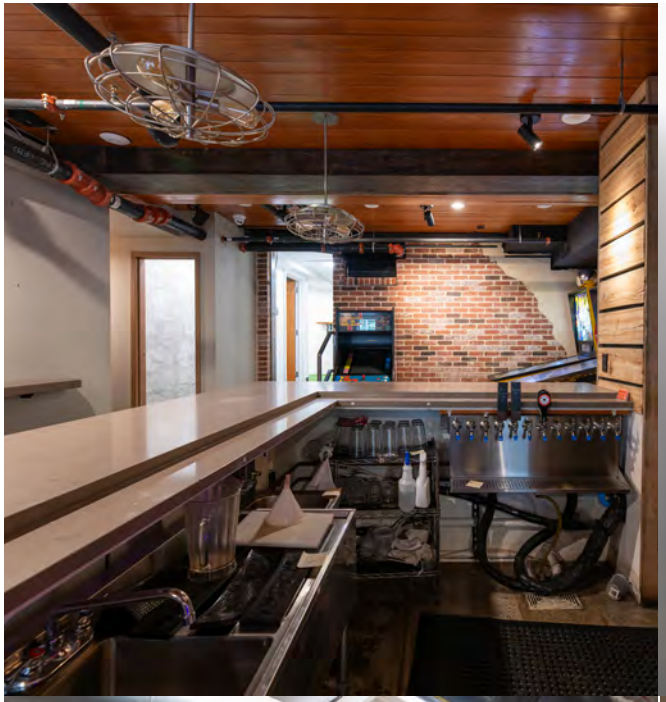





Photos | Lower Level



Photos | Lower Level

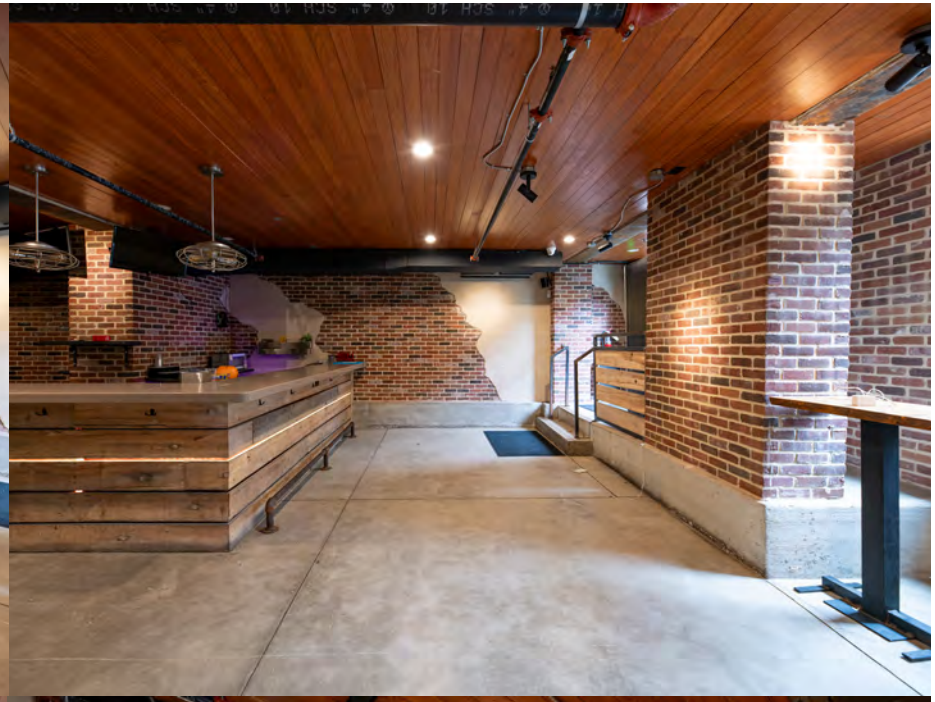


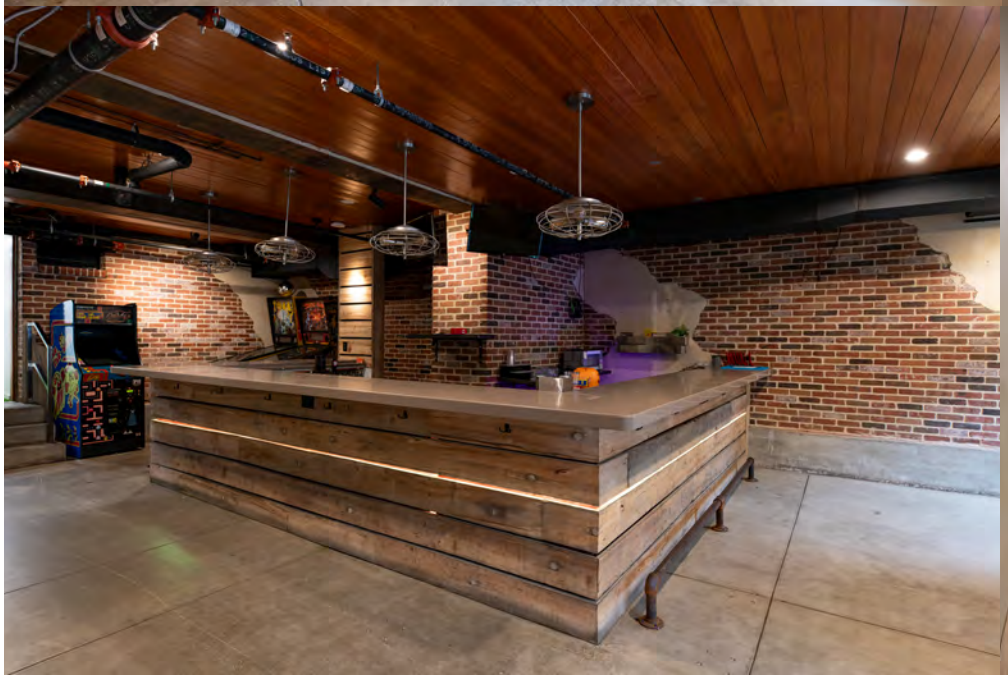





Photos | Lower Level










Experience Tremont
Ohio City
1.1 Miles
Downtown
Cleveland
2.3 Miles
Tremont
Cityside
Ballroom
Martha on
the Fly
Sona
Beauty Bar
W 10th St
Climb
Cleveland
Professor
Market
Ginko
Literary Rd
Professor Ave
2258 Professor Ave.
Cleveland, OH 44113
Northeast Ohio
College
Preparatory
School
Paul Duda
Gallery
Bourbon
Street Barrel
Room
Civilization
Cafe
Urbane
Society
Salon
Corner 11 Bowl
Lincoln Park
Imposters
Theater
Kaiser
Gallery
Cleveland
Library



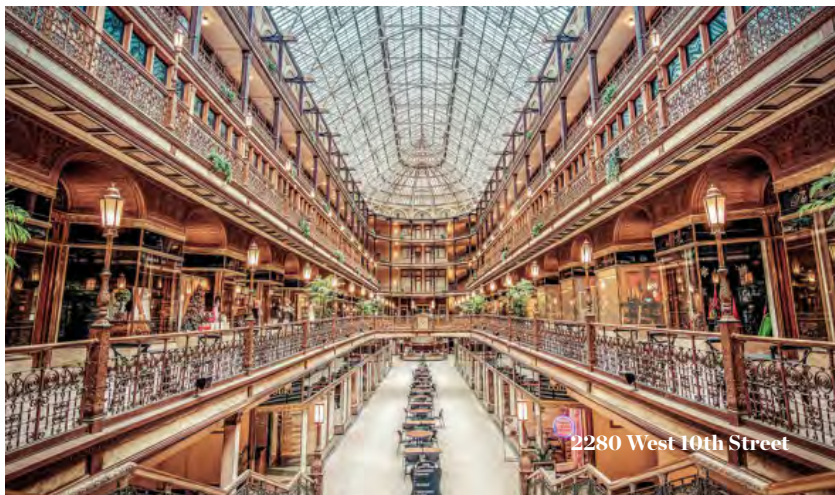


CLEVELAND

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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