

MULTIFAMILY ZONED LAND FOR SALE

DEVELOPMENT OPPORTUNITY

Lincoln Heights | SOLD

Franklin Apartments | Cleveland

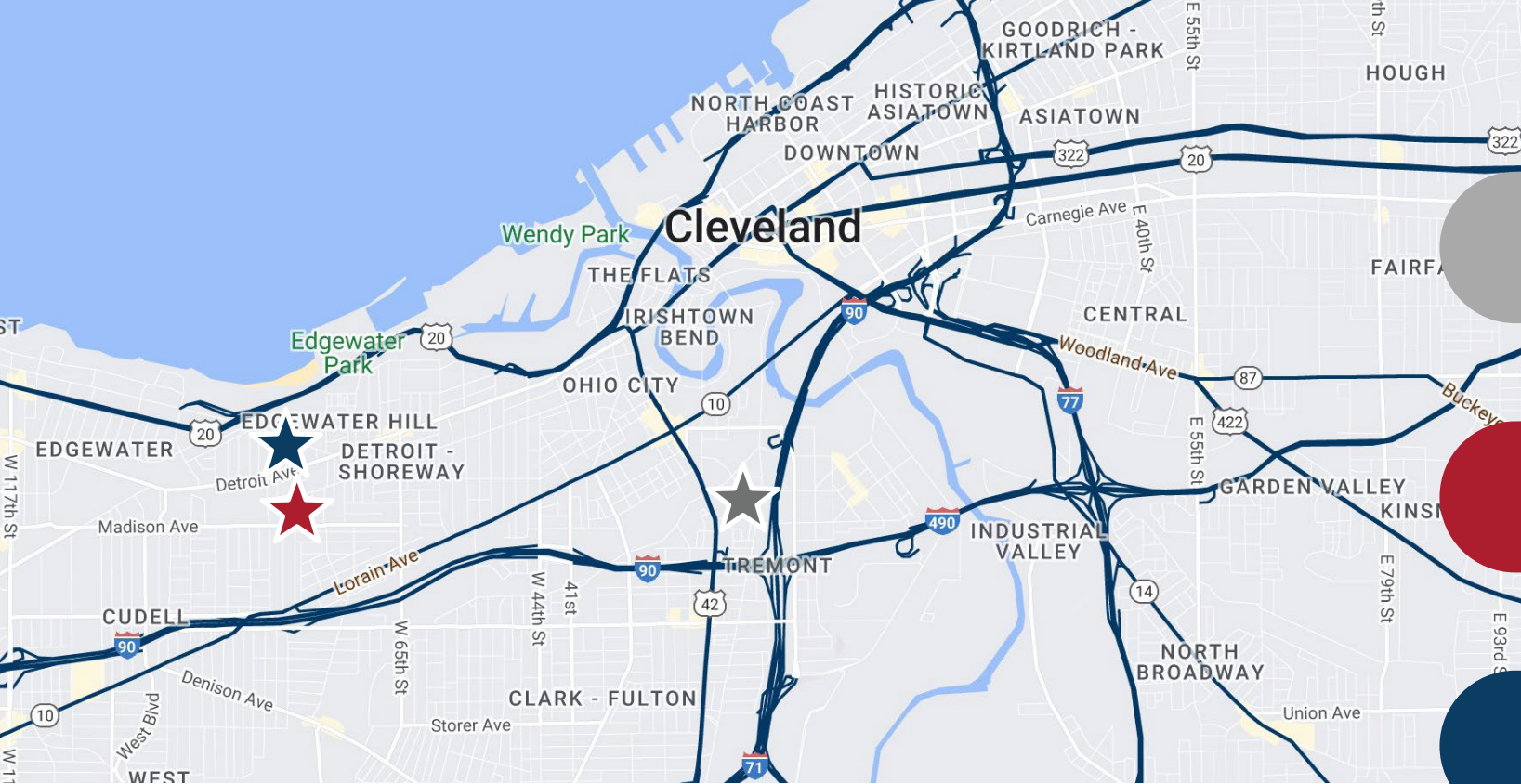
82nd & Lake Townhomes | Cleveland

Park Avenue Mews | SOLD

South Pointe on the River | Fairport Harbor

CUSHMAN &
WAKEFIELD

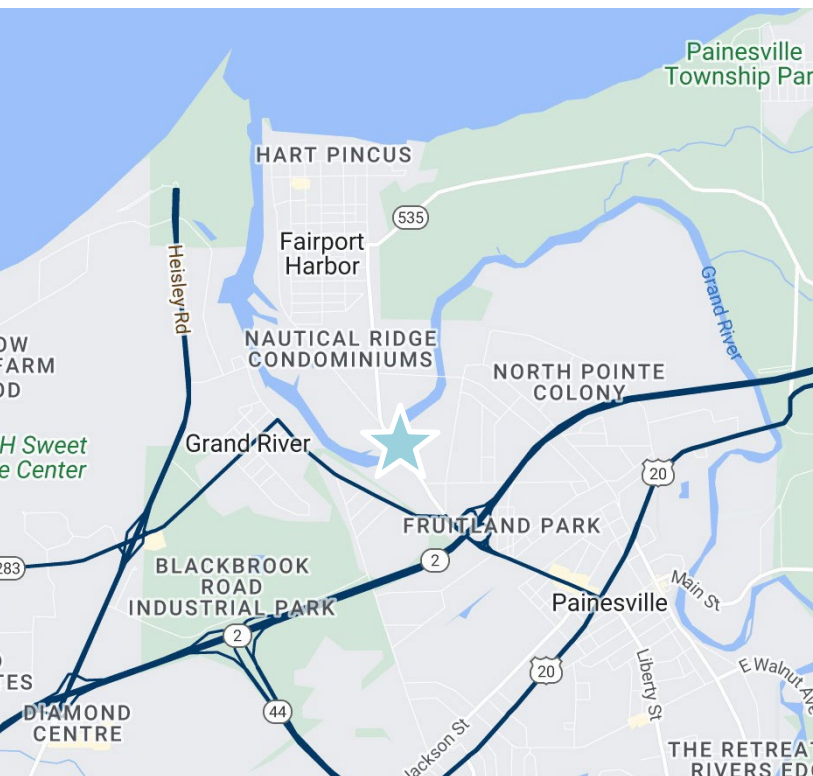
CRESCO
Real Estate



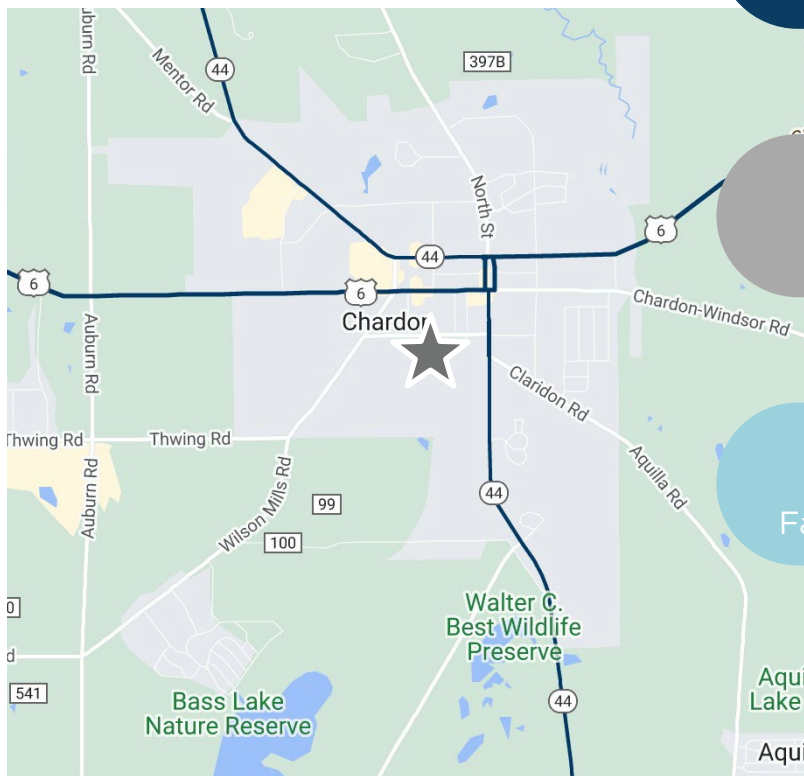
SOLD | Lincoln Heights
 West of 1836 Brevier Ave,
 Cleveland, Ohio 44113

Franklin Apartments
 8001 Franklin Blvd
 Cleveland, Ohio 44102

82nd & Lake Townhomes
 8207 Lake Ave,
 Cleveland, Ohio 44102



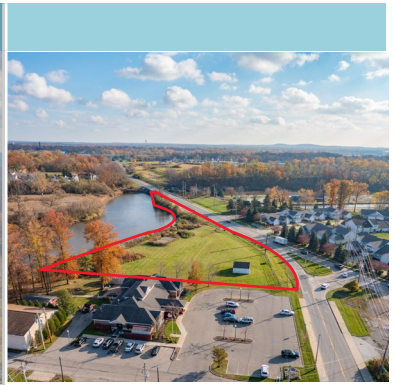
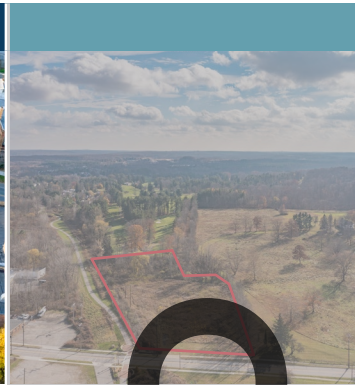
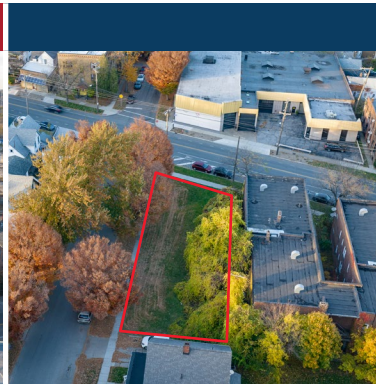
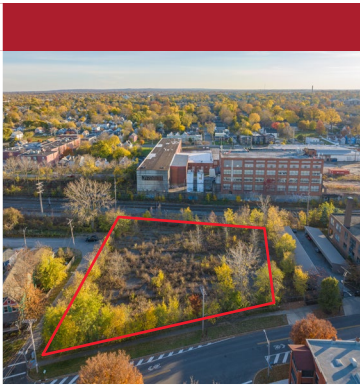
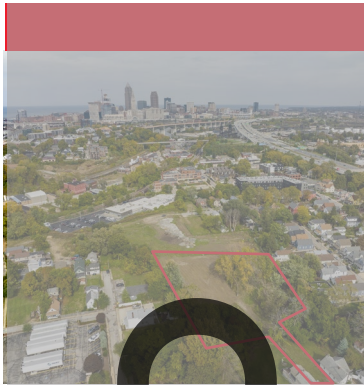
SOLD | Park Avenue Mews
 329 Park Ave,
 Chardon, Ohio 44024



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

PORTFOLIO SUMMARY

MULTIFAMILY ZONED LAND



Name	Lincoln Heights (Tremont)	Franklin Apartments	82nd & Lake Townhomes	Park Avenue Mews	South Pointe on the River
Address	West of 1836 Brevier Ave	8001 Franklin Blvd	8207 Lake Avenue	329 Park Avenue	1380 High Street
City	Cleveland	Cleveland	Cleveland	Chardon	Fairport Harbor
Zip	44113	44102	44102	44024	44077
Parcel	00407144	002-21-051	002-01-017	10-127800	14-A-025-0-00-009-0
Size	1.33 AC	0.88 AC	0.17	3.54 AC	4.46 AC
Units Planned	21 townhomes	62 apartment units	4 townhomes	21 townhomes	18 townhomes, 3 homes
Price	\$700,000	\$499,000	\$225,000	\$650,000	\$450,000

MULTIFAMILY ZONED LAND

SOLD

West of 1836 Brevier Ave,
Cleveland, Ohio 44113

MULTIFAMILY ZONED LAND

Franklin Apartments

8001 Franklin Blvd
Cleveland, Ohio 44102





Franklin Apartments

8001 Franklin Blvd, Cleveland, Ohio 44102

002-21-051
Parcel #

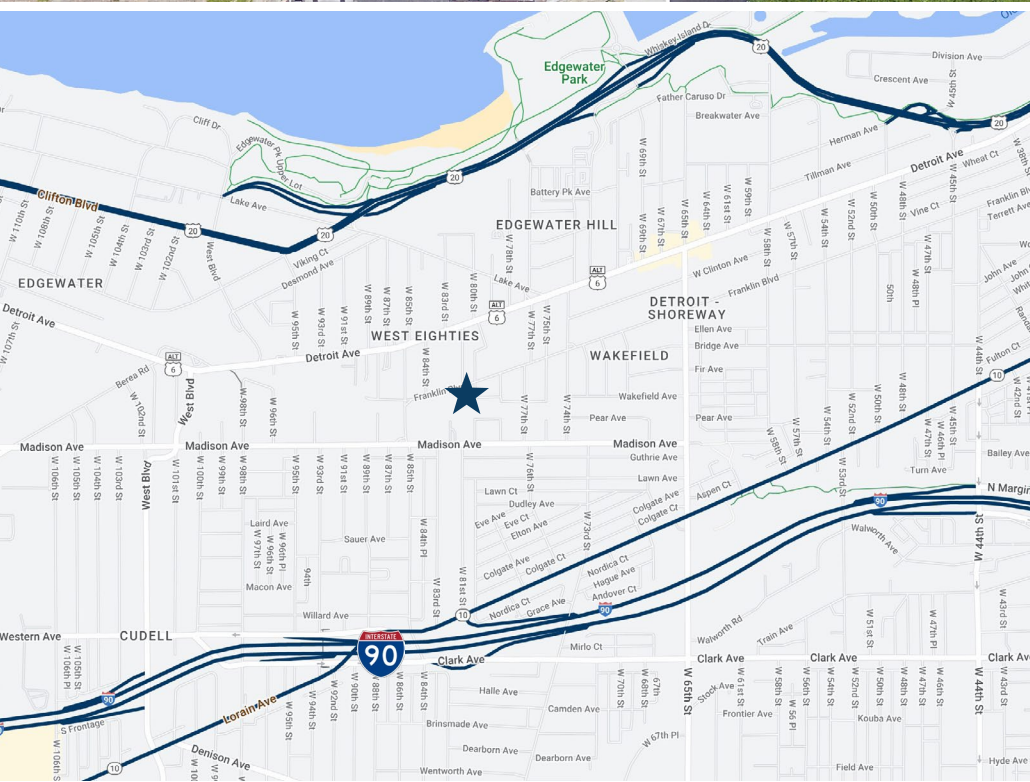
0.88 AC
Size

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

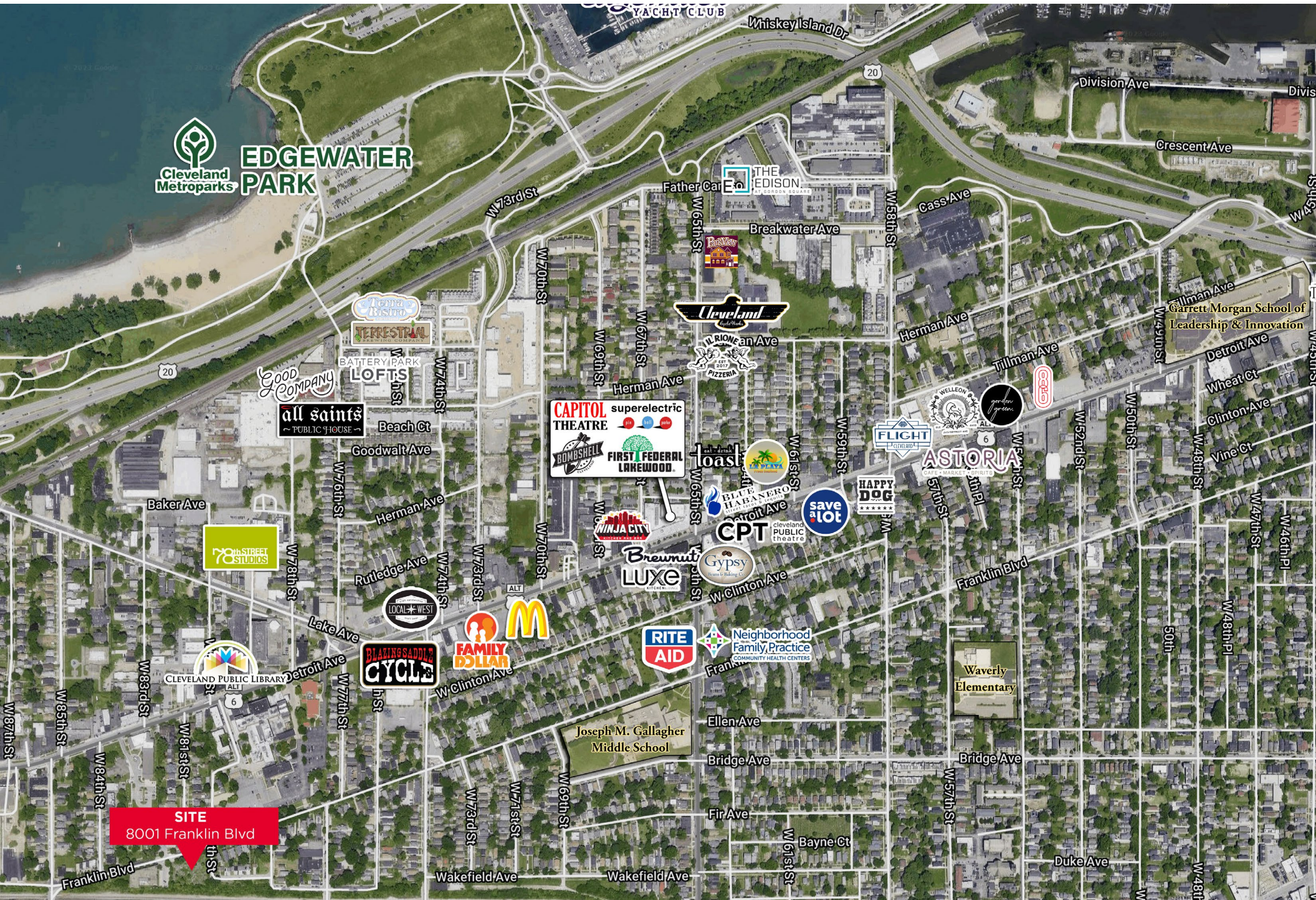
APARTMENT BLDG.

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

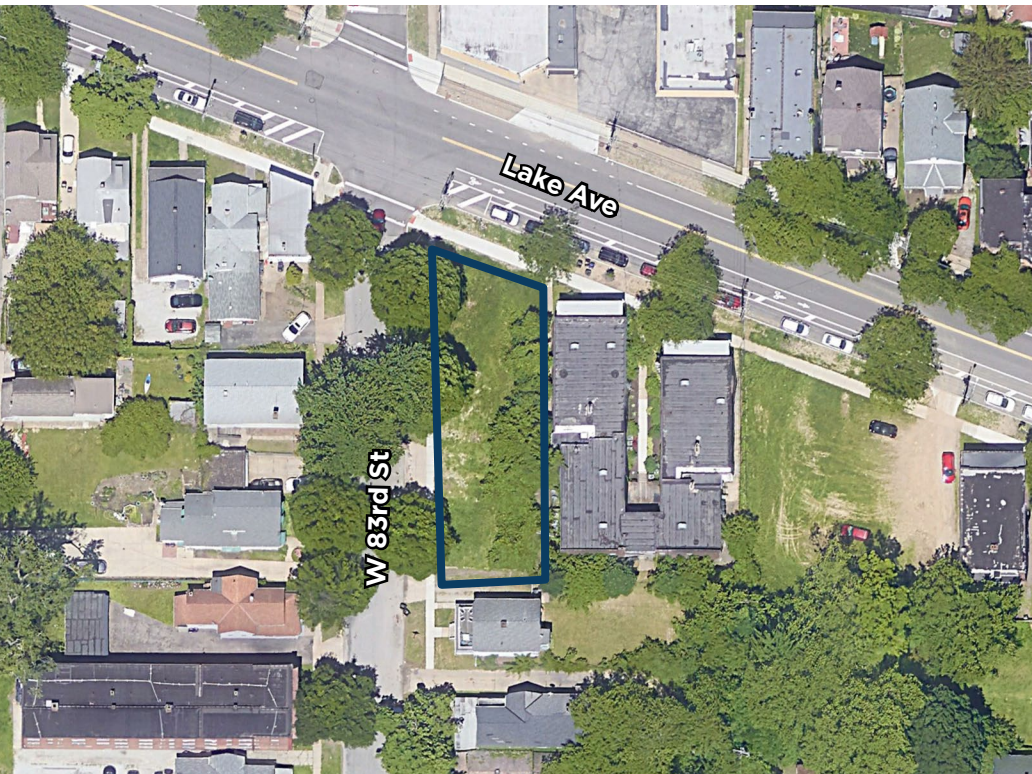




MULTIFAMILY ZONED LAND

82nd & Lake Townhomes

8207 Lake Ave,
Cleveland, Ohio 44102



82nd & Lake Townhomes

8207 Lake Avenue, Cleveland, Ohio 44102

10-127800

Parcel #

0.17 AC

Size

4 Townhomes

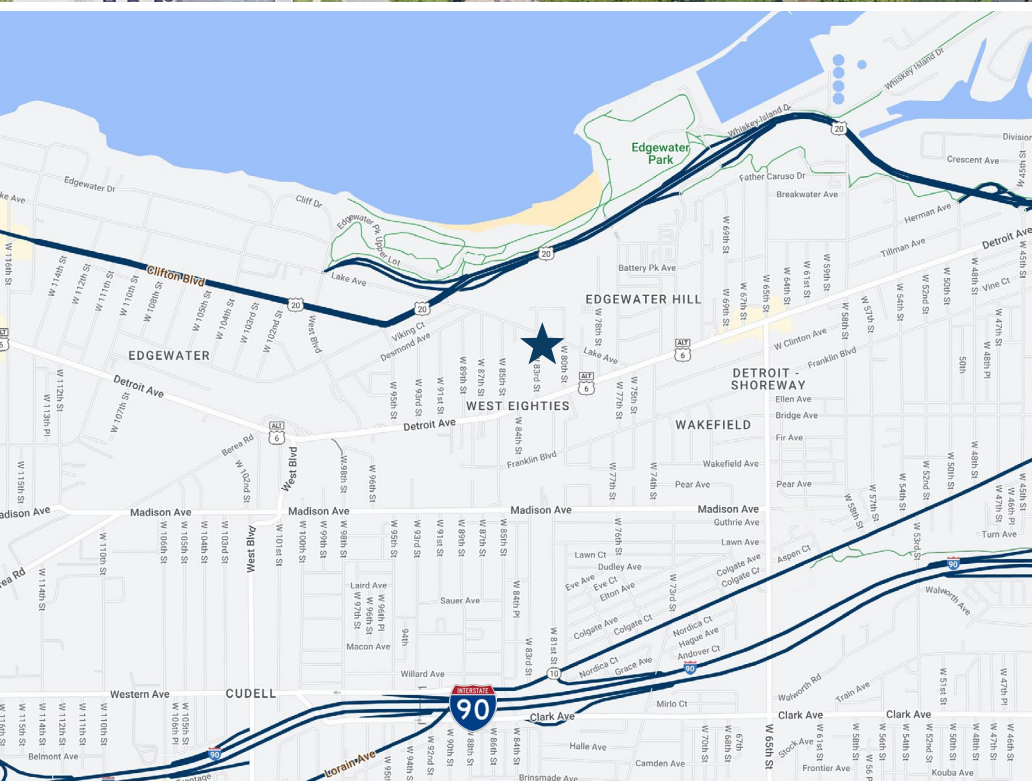
Proposed Units

\$225,000

Sale Price

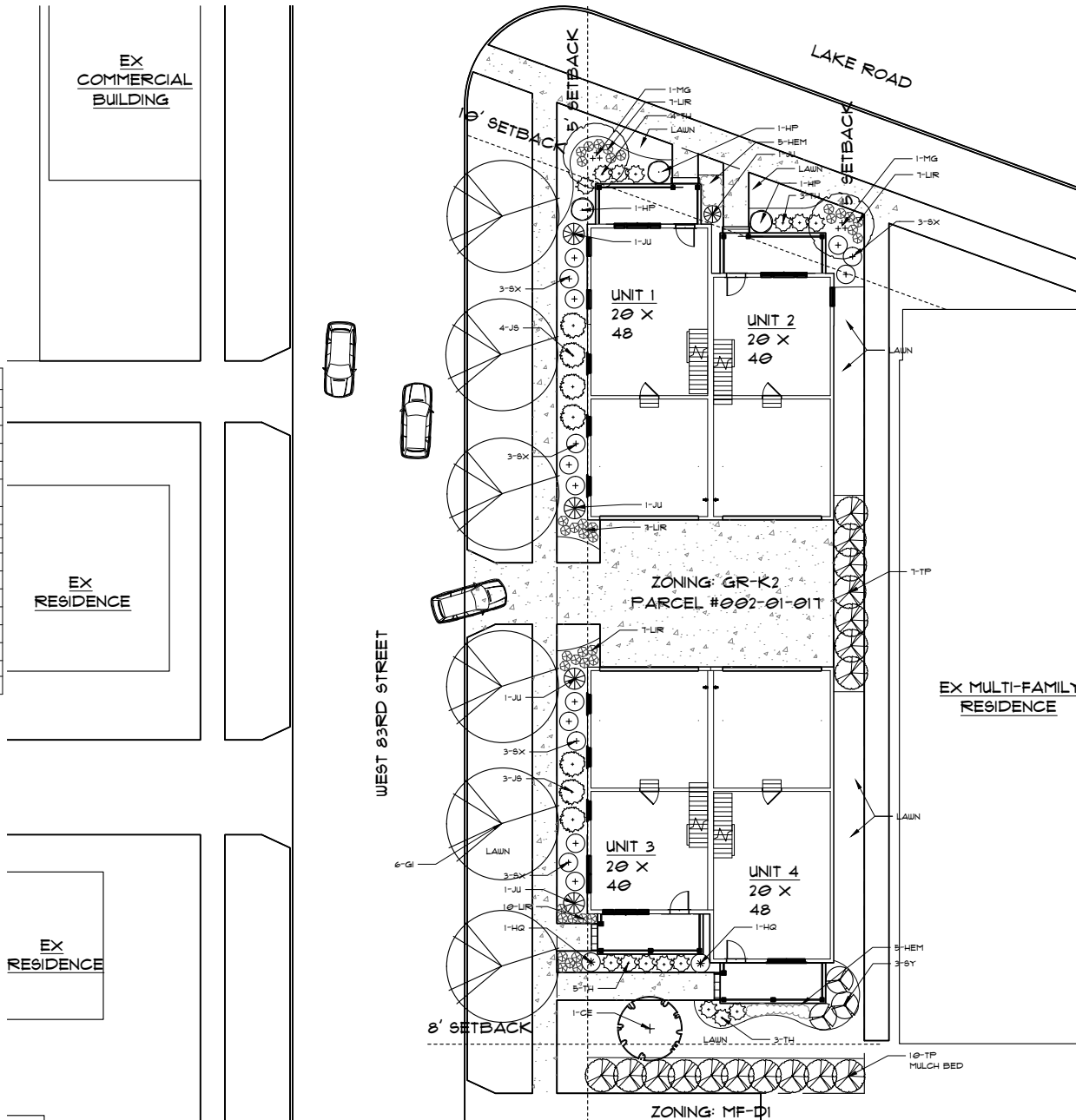
Comments

- Fully approved development plan by the city
- Four (4) townhomes
- 15-year tax abatement confirmation
- Walkable to Edgewater Beach and steps from Gordon Square

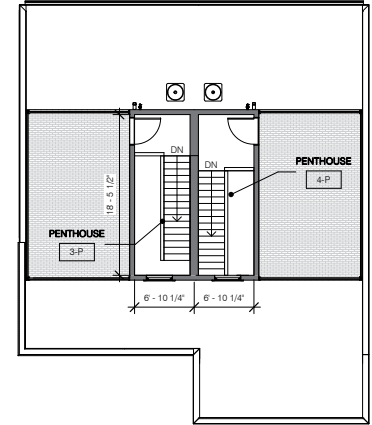
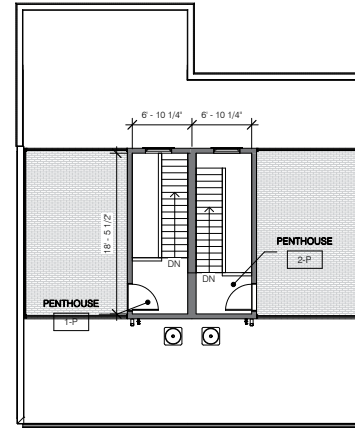
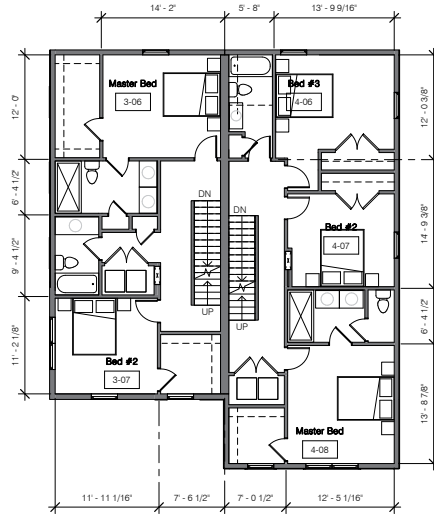
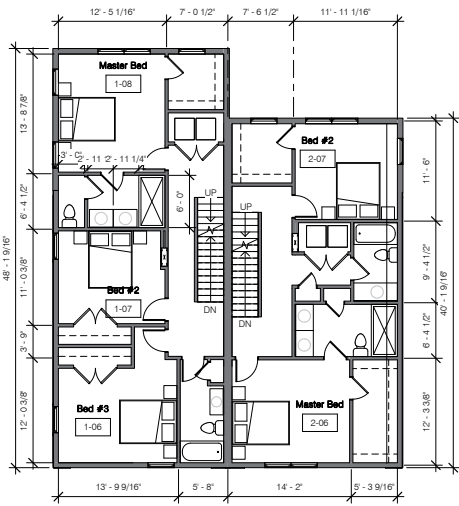
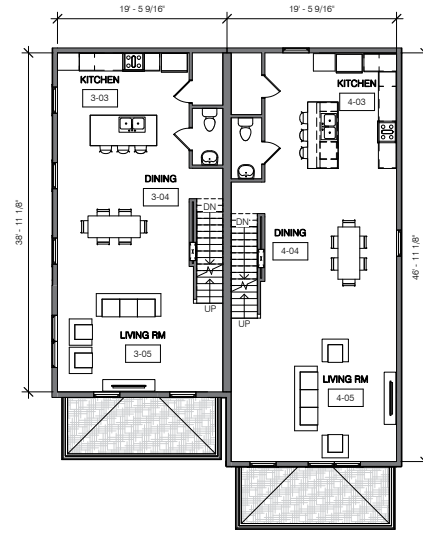
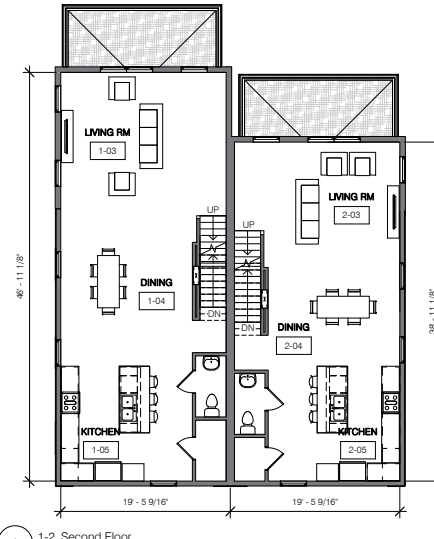
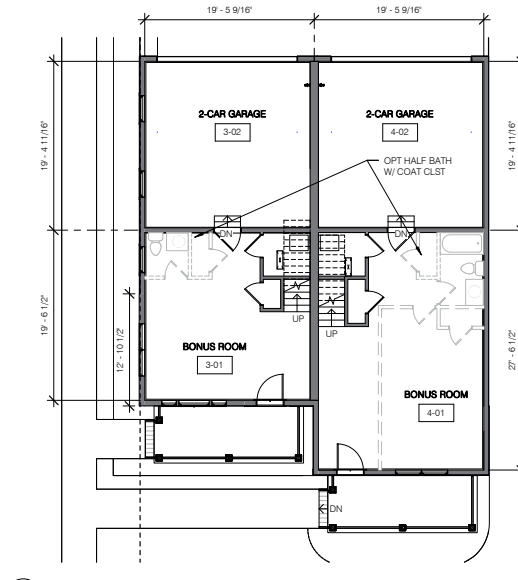
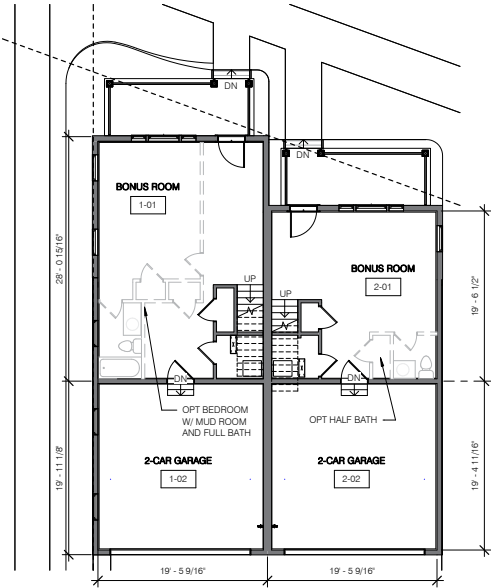


Conceptual Site Plan

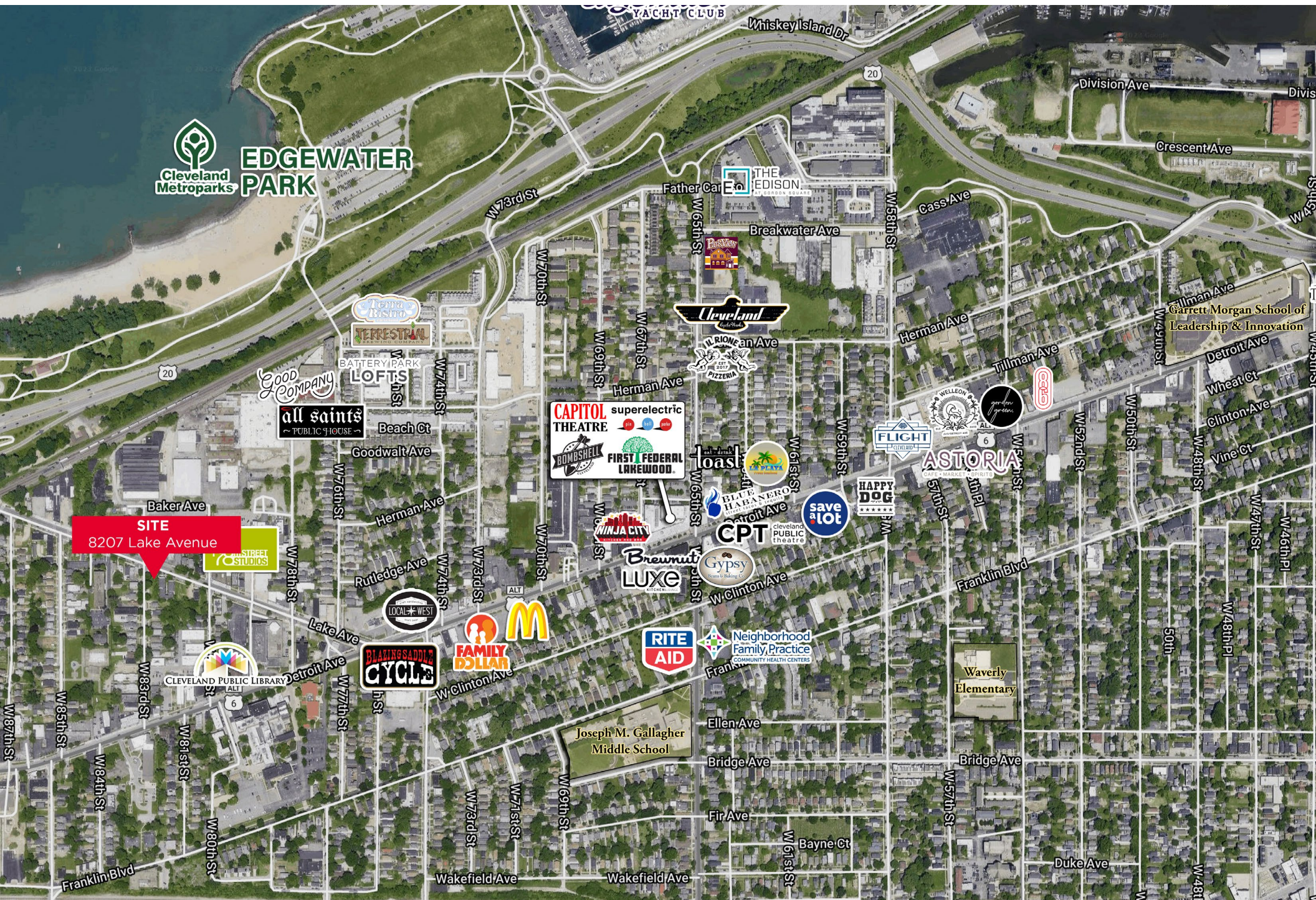
PLANT MATERIAL LIST			
KEY	QTY	NAME	SIZE
TREES			
CE	1	CERCIS 'FOREST PANSY' REDBUD	2.5"
GI	6	GINKGO 'PRINCETON SENTRY'	2.5"
MG	2	MAGNOLIA 'SWEETBAY'	8'
TP	11	THUJA PLICATA 'GREEN GIANT' WESTERN ARBORVITAE	6'
SHRUBS			
HP	6	HYDRANGEA P. 'LITTLE LIMELIGHT'	#5-24"
HQ	2	HYDRANGEA 'LITTLE QUICKFIRE'	#5-24"
JU	5	JUNIPERUS 'MOONGLOW' JUNIFER	6'
JS	1	JUNIPERUS 'SEAGREEN'	24"
SX	15	SPIREA X 'GOLDFLAME'	#3-18"
SY	3	SYRINGA MEYERI 'PALABIN'	30"
TH	15	THUJA 'MR. BOWLING BALL' ARBORVITAE	#3-18"
PERENNIALS			
HEM	10	HEMEROCALLIS 'HAPPY RETURNS' DAYLILY	#1
LR	38	LIRIOPE N 'BIG BLUE' LILYTURF	#1



Floor Plans







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SOLD

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Chardon, Ohio 44024



MULTIFAMILY ZONED LAND

South Pointe on the River

1380 High Street,
Fairport Harbor, Ohio 44077

 CUSHMAN &
WAKEFIELD

 CRESCO
Real Estate





FRONT ELEVATION



LEFT ELEVATION

South Pointe on the River

1380 High Street, Fairport Harbor, Ohio 44077

00407144

Parcel #

4.46 AC

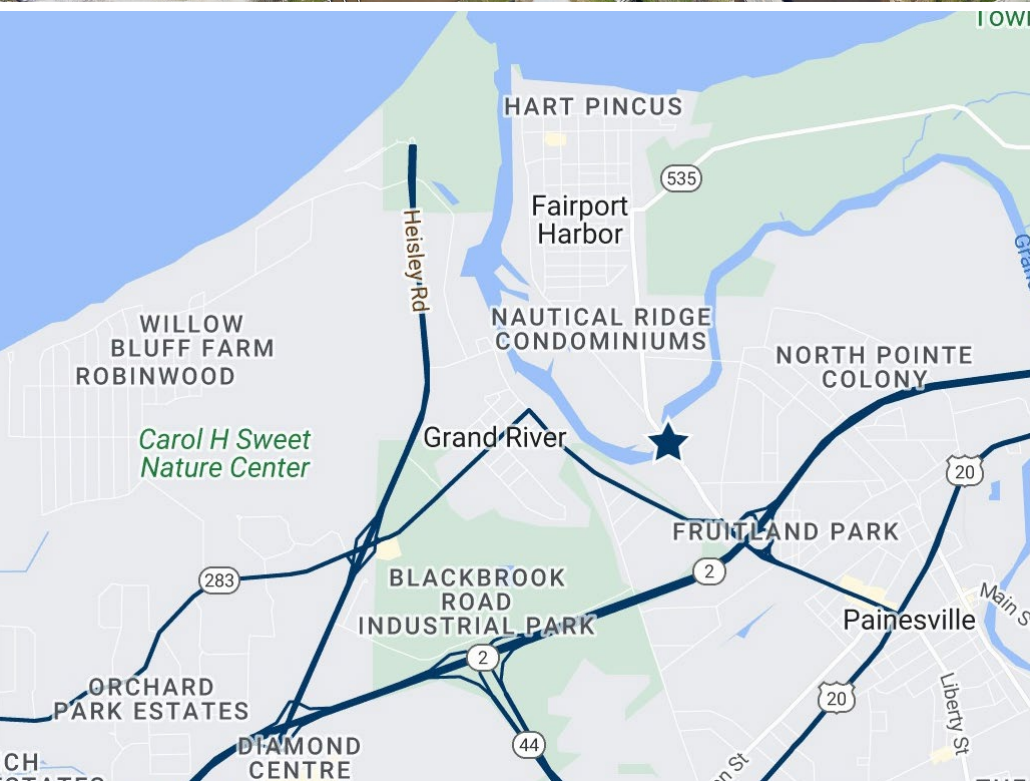
Size

18 townhomes, 3 homes

Proposed Units

\$450,000

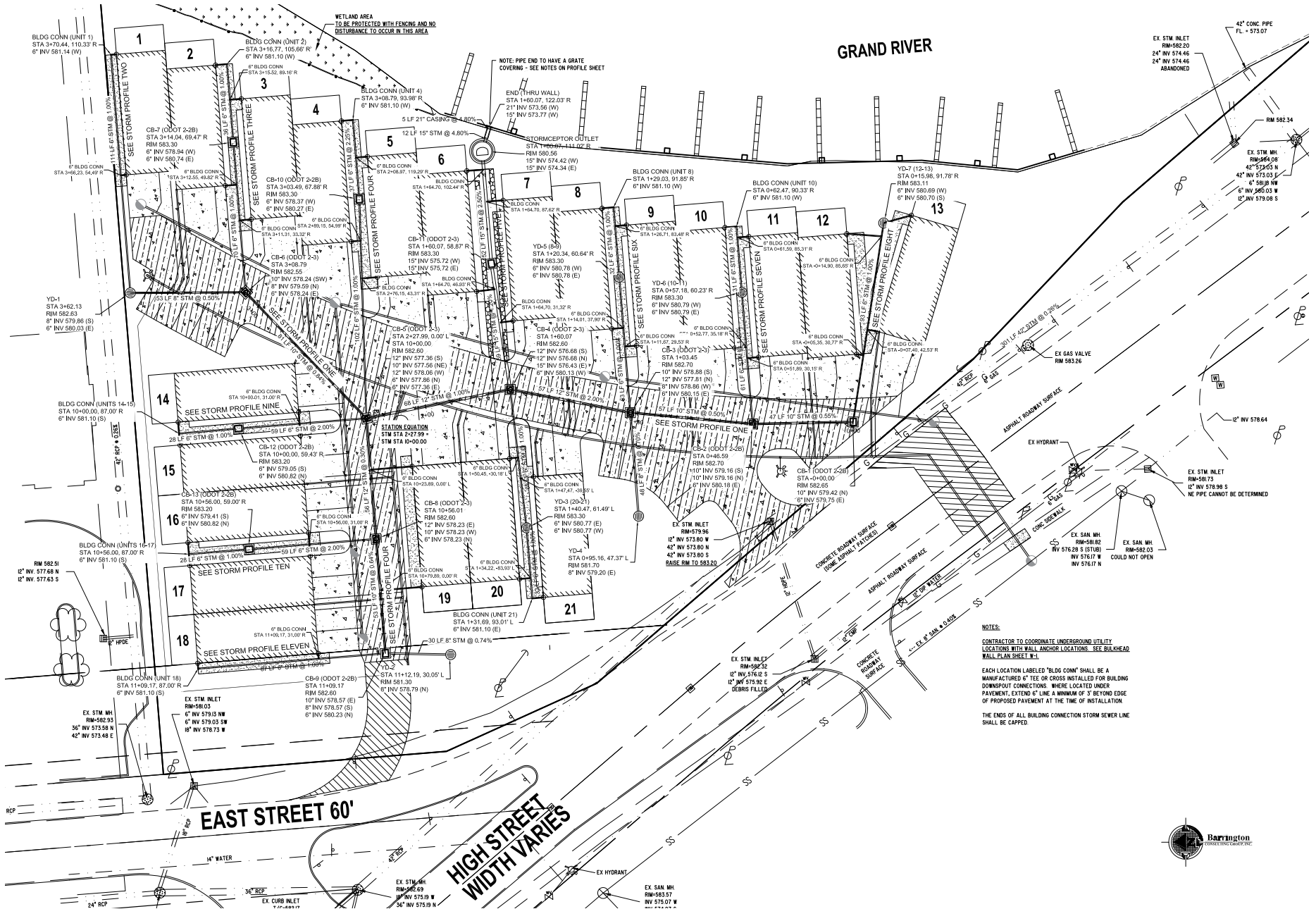
Sale Price



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



NOTES:

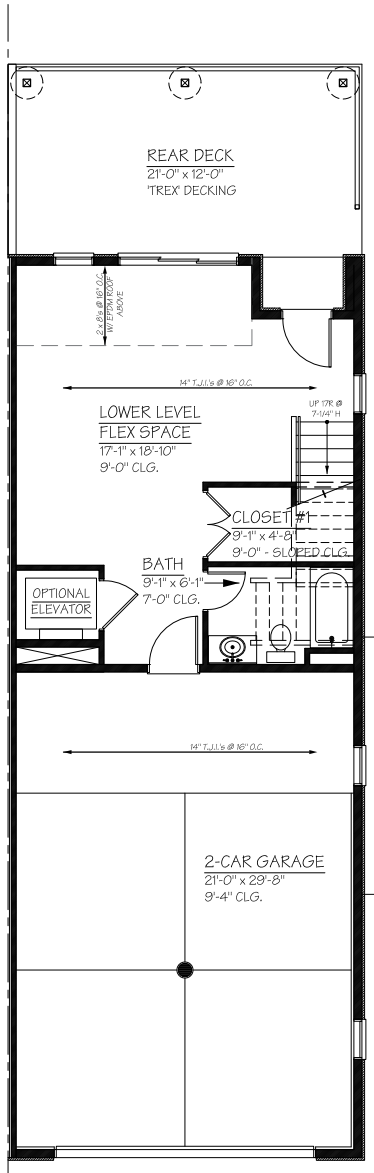
CONTRACTOR TO COORDINATE UNDERGROUND UTILITY LOCATIONS WITH WALL ANCHOR LOCATIONS. SEE BULKHEAD WALL PLAN SHEET (E).

EACH LOCATION LABELED "BLDG CONN" SHALL BE A MANUFACTURED 6" TEE OR CROSS INSTALLED FOR BUILDING DOWNSPOUT CONNECTIONS. WHERE LOCATED UNDER PAVEMENT, EXTEND 6" LINE A MINIMUM OF 3' SECOND EDGE OF PROPOSED PAVEMENT AT THE TIME OF INSTALLATION.

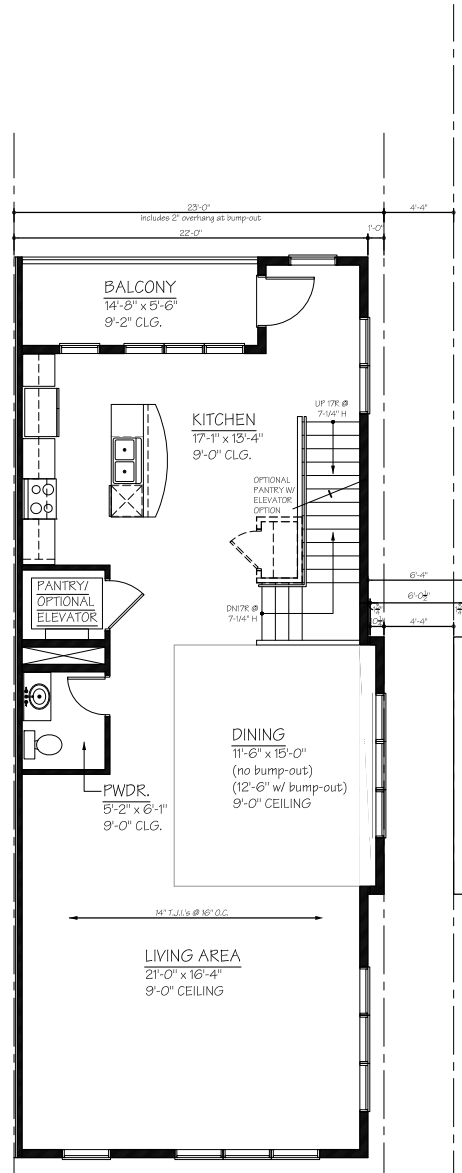
THE ENDS OF ALL BUILDING CONNECTION STORM SEWER LINE SHALL BE CAPPED.



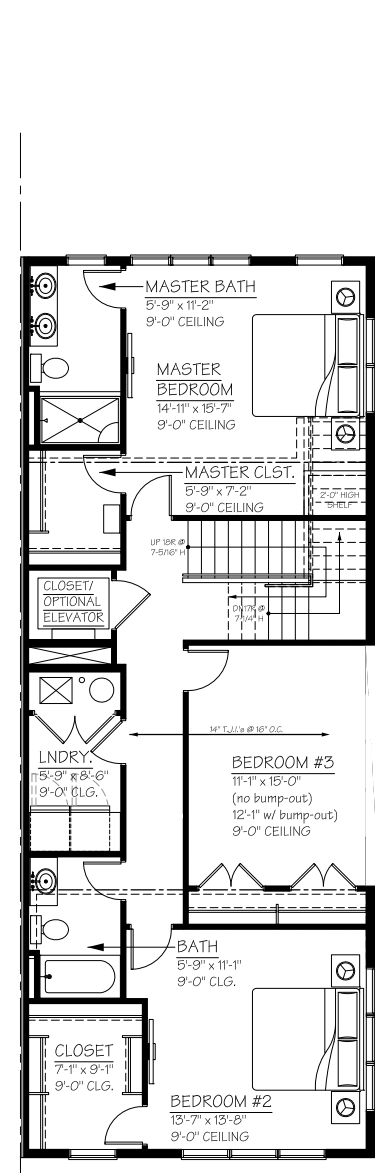
Floor Plans



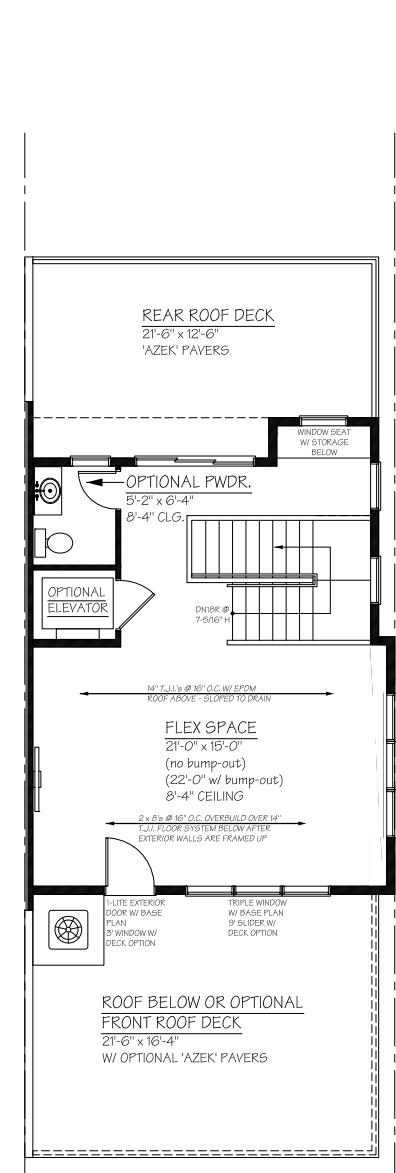
Entry Level - 546 square feet



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

Vice President
+1 216 525 1488
dleb@crescorealestate.com

JASON LAVER, SIOR

Senior Vice President
+1 216 525 1489
jlaver@crescorealestate.com



6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
crescorealestate.com

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