

An aerial photograph of a city street scene. A red, 3D-style callout box is superimposed over a building. The text inside the box reads "3815 LORAIN AVE" and "3,480 SF AVAILABLE". The surrounding area includes other buildings, trees, and a road with several cars.

3815 LORAIN AVE
3,480 SF AVAILABLE

FOR SALE IN OHIO CITY

APARTMENT BUILDING + RETAIL

3815 LORAIN AVENUE, CLEVELAND, OHIO 44113

3815 LORAIN AVENUE

CLEVELAND, OH 44113

OVERVIEW

- Unique opportunity in a growing part of Ohio City
- Includes four units: three apartments and one ground-level retail storefront
- Walking distance to Ohio City's W 25th Street which includes West Side Market, Pins Mechanical Co, INTRO Cleveland, Great Lakes Brewing Company, and more!
- Proximity to Downtown Cleveland which offers unrivaled amenities including three professional sports teams, Jack Casino, Great Lakes Science Center, and the Rock and Roll Hall of Fame

AVAILABLE SPACE
3,480 SF

SALE PRICE
NEGOTIABLE



DEMOGRAPHICS

273,243

Population
(2023 | 5 Mile)

35.1

Median Age
(2023 | 5 Mile)

126,644

Households
(2023 | 5 Mile)

\$47,993

Household Income
(2023 | 5 Mile)

13,126

Total Businesses
(2023 | 5 Mile)

185,689

Total Employees
(2023 | 5 Mile)

3815 LORAIN AVENUE

CLEVELAND, OH 44113

Total SF 3,480 SF

Floor Two (2)

PP# 007-05-007

Land 0.09 Acres

Year Built 1910

Construction Wood/Timber; Brick Exterior

Zoning Local Retail Business (LR-03)

Condition Below Average

R.E. Taxes \$5,517.16/Year

Roof Flat/Composition

Basement Partial

Parking At Rear and Street

UNIT BREAKDOWN

Upstairs Front:

Vacant needing renovation
approximate rent is \$1,200/month

Upstairs Back:

Leased for \$1,050/month

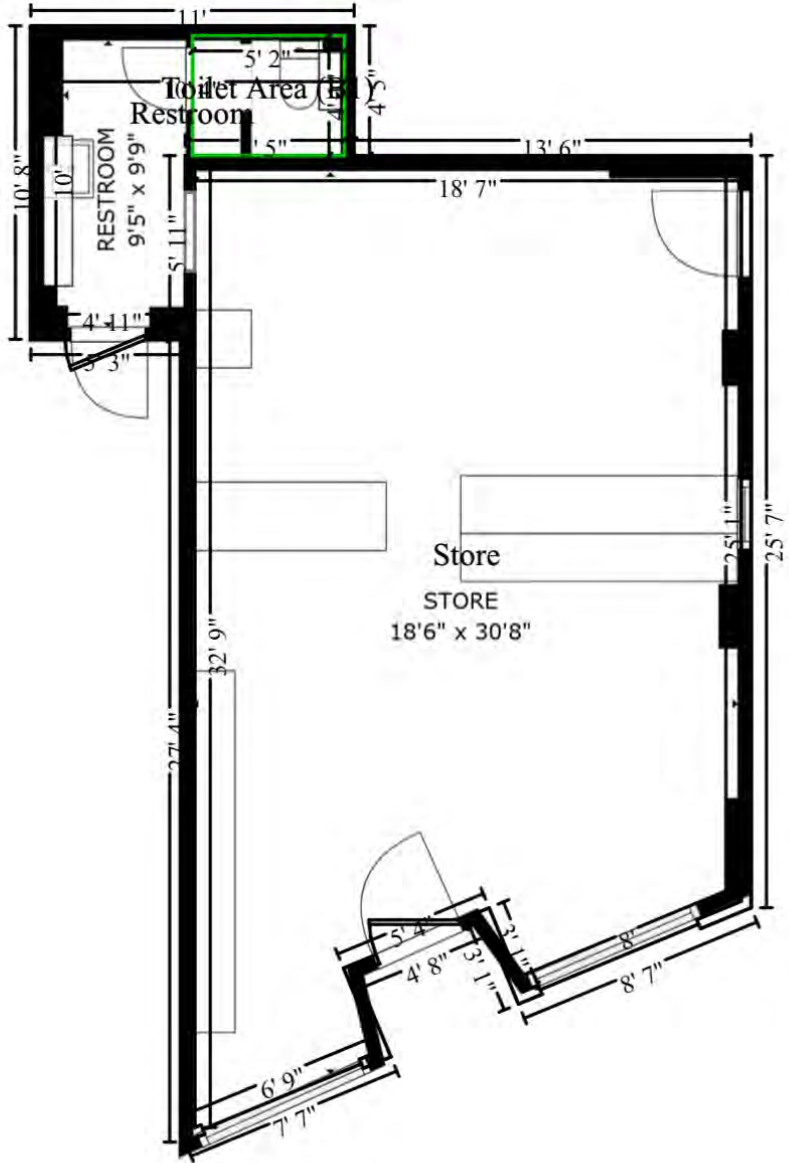
Downstairs Front:

Retail unit leased at \$990/month

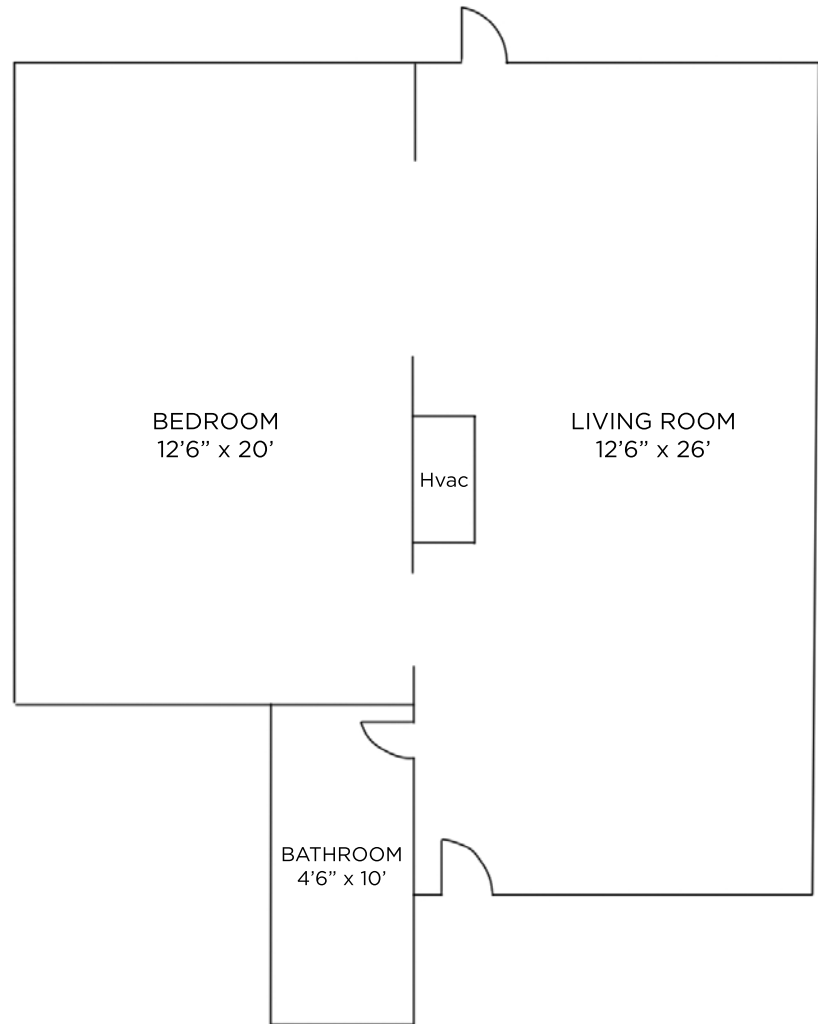
Downstairs Back:

Vacant and gutted, ready for renovation

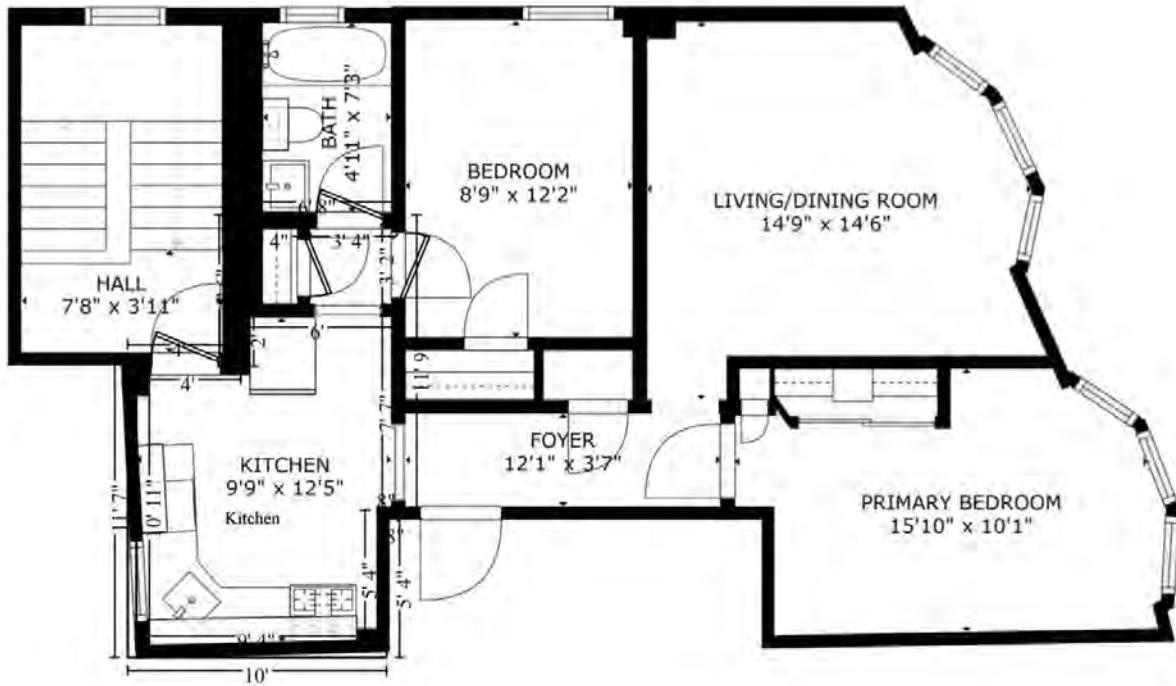




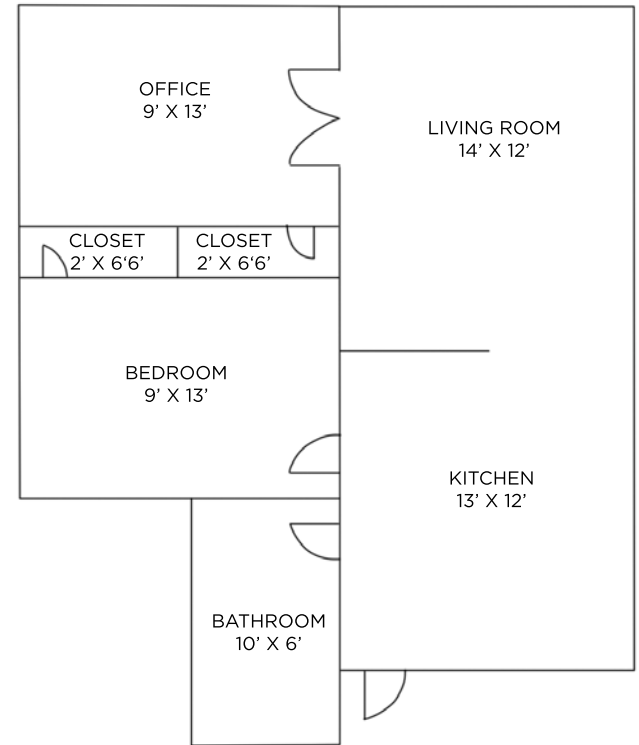
DOWNSTAIRS STOREFRONT



DOWNSTAIRS APARTMENT



UPSTAIRS FRONT APARTMENT



UPSTAIRS REAR APARTMENT



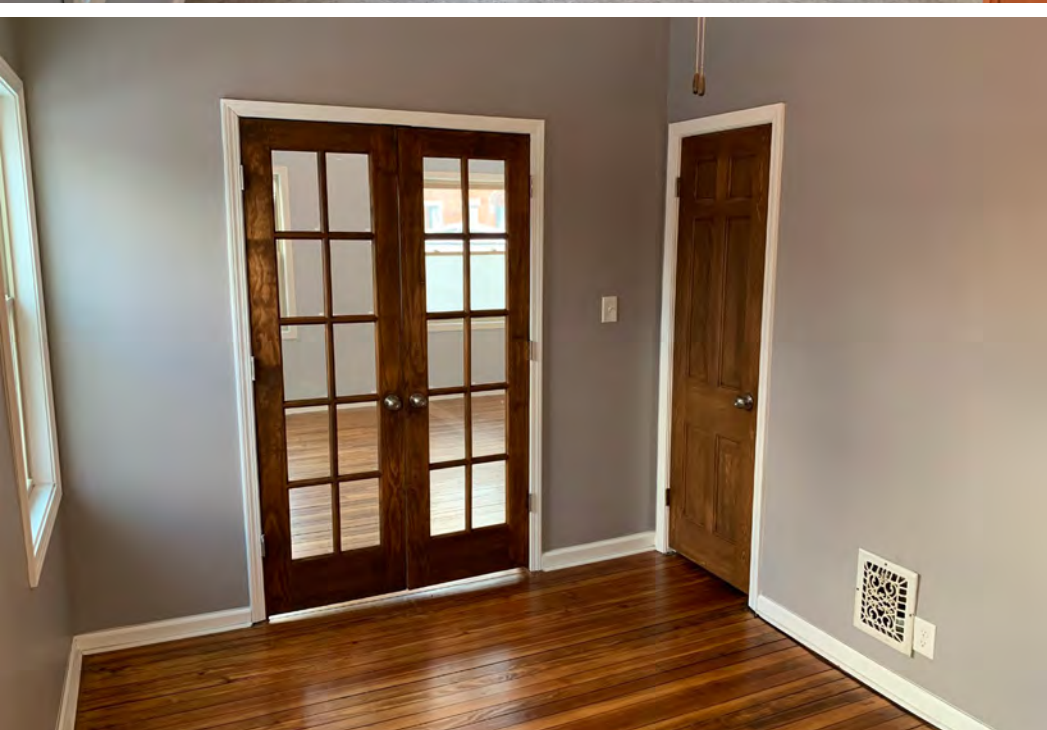
OHIO CITY

Ohio City, one mile west of Downtown Cleveland, is buzzing with energy. In this trendy neighborhood, there's always something going on, especially on West 25th Street. This street is lined with popular dining from high-end cocktail bars and beer gardens to farm-to-table restaurants and unbeatable entertainment hubs with Ohio City's signature artsy feel. One of the most notable landmarks is the 100-year-old West Side Market. With over one million visitors annually, the West Side Market is loved by tourist and locals, with all the fresh meats, cheeses, fruits, veggies, baked goods, flowers, gifts, and crafts from over 100 locally owned and independent businesses. Rated the #2 place to live in Cleveland, Ohio City is home to over 250 local businesses, 60 of which are new in the last three years.

MAIN ATTRACTIONS

- West Side Market
- Mason's Creamery
- Pins Mechanical
- Forest City Shuffleboard
- Great Lakes Brewery
- Ohio City Farm

PROPERTY PHOTOS



PROPERTY PHOTOS





FOR SALE IN OHIO CITY
REDEVELOPMENT OPPORTUNITY
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