

## 15753 Puritas Ave, Cleveland, OH 44135

MLS#: **5154010**

Status: **Active**

Recent: **09/04/2025 : New Listing**

Prop Type: **Commercial Sale**

Sub Type: **Business**

List Price: **\$254,000**

DOM/CDOM: **1/1**



List Dt Rec: **09/04/2025**

Lot #:

Unit:

County: **Cuyahoga**

List Date: **09/04/2025**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Exp Dt: **03/04/2026**

**Supplements (1)**

Parcel ID: **TX 028-28-009**

Twp: **Cleveland**

Subdiv: **Lynhurst Allotment**

School Dist: **Cleveland Municipal - 1809**

Yr Built: **1951/Owner**

SqFt Total:

\$/SqFt:

Map:

Directions: **West of W150 st and Puritas on left.**

### Legal/Taxes

Taxes: **\$3,349**

Tax Year: **2024**

Assessment: **No**

Homestead:

Legal: **2 EST .12A 0003 NP**

Annual RE Tax:

Zoning:

### General Information

Office SqFt:

Lot Size (acre): **0.24**

DriveIn Door Max Hgt:

Residential SqFt:

Lot Size Source: **Owner**

Drive In Door Min Hgt:

Warehouse SqFt: **960**

Lot Size Front:

# Dock Doors:

Retail SqFt: **768**

Lot Size Depth:

Dock Door Max Hgt:

# Parking: **20**

Cost:

Ceiling Height:

Business Type: **Commercial, Food & Beverage, Ice Cream/Frozen Yogurt, Mixed, Parking, Retail, Storage**

### Features

Basement: **Concrete**

Fence:

Roof: **Flat, Rubber**

Heating: **Forced Air**

Cooling: **Electric**

Water: **Public**

Sewer: **Public**

Parking: **Additional Parking, Asphalt, Off Street, On Site, Outside, Parking Lot, Private**

Prop Cond: **Updated/Remodeled**

Addl SubType: **Building, Business Opportunity, Commercial Lot, Free Standing, Office, Other, Restaurant**

Current Use: **Commercial, Mini-Storage, Mixed Use, Other, Retail, See Remarks, Vacant**

Remarks:

**Rare opportunity to own 2 commercial properties with established/running business in Cleveland. 15753 & 15749 Puritas Ave, Cleveland, OH, 44135, is currently a seasonal ice cream store with convenient drive thru and perfect main street visibility. Great outdoor sitting area on site with 12 parking spots available. 15753 Building is about 770 sqf. Full renovation was done in 2013 up to the health department codes. Everything still looks new inside: food grade drop ceiling, tiles on walls for easy cleaning. Tiles on the floor. Renovated employees' restroom. HVAC new in 2013 and new water heater in 2015. Roof recoating with 2 layers of white rubber membrane was completed in 10/2021. This will reduce electrical bill in the summer because of new coating reflection features. All ice cream equipment is working and included in a price: 1 dual head ice cream machine, (one extra -used for back up), soda dispenser, blast freezer, freezers and refrigerators, salad and sandwich cooling station, mini donuts hoodless mini-factory system - \$9k value, Hoodless commercial fryer, mini pizza oven conveyer, bakery cooler-display, commercial microwave. Many other commercial kitchen items with all stainless-steel tables and stands. It is a running turnkey business with a current food license which can be transferred. It was a family business for 12 years; kids grew up and it is time to sell it. It was operated from May till mid-September and from 5pm till 9pm only because of owners other jobs. It could be easily expanded for longer hours and potentially for full year around operation with adding more items for selling such as pizza, lunch serving (many businesses around) sandwiches, salads and fried products etc. No competition in a 2mi radius. Second commercial building (15749 Puritas) is a standalone 960 sqf unfinished building is with 8 parking spots, city water&sewer, gas line in the building. Has 2 bathrooms set up. New in 2014 roof deck and roof. Sold as package only.**

### Agent/Broker Info

List Agent: **Glen G Whitten (2002023149)**

List Office: **Ohio Property Group, LLC (20185)**

Contact #: **419-790-3106**

Office Phone: **419-790-3106**

LA Email: **support@ohiomlsflatfee.com**

Office Fax:

LA License #: **OH BRKP.2002023149**

Brokerage Lic: **2007003291**

Attrib Cnt: **419-790-3106, support@ohiomlsflatfee.com**

Waived Agt: **No**

### Showing

Showing Contact: **(216) 527-4100**

Type: **Occupant**

Showing Rqmts: **Call Owner**

Showing Remarks: **Limited Service listing. Seller will handle all showings, questions and offers. Contact seller Yuriy @ finik88@sbcglobal.net to schedule showings. Agents may negotiate directly with sellers.**

Show Address to Client: **Yes**

Agent Safety: **Vacant**

Internet Listing Y/N: <b>Yes - No AVM</b>	<b>Distribution</b> Internet Address Y/N: <b>Yes</b>	Internet Consumer Comm Y/N: <b>No</b>
<b>Listing/Contract Info</b>		
Owner Name:	Owner Phone:	Owner Agent: <b>No</b> Warranty:
Listing Agreement: <b>Exclusive Agency</b>		Listing Service: <b>Limited Service</b>
Listing Contract Date: <b>09/04/2025</b>	Expiration Date: <b>03/04/2026</b>	Purchase Contract Date:
Possession: <b>Negotiable (Possession)</b>		Orig List Price: <b>\$254,000</b>
Special Listing Conditions: <b>Standard</b>		
Concessions: <b>Negotiable</b>		
Submission for Purchase (Offer Link): <a href="mailto:finik88@sbcglobal.net">finik88@sbcglobal.net</a>		
Online Bidding: <b>No</b>		
Broker Remarks: <b>Limited Service listing. Seller will handle all showings, questions and offers. Contact seller Yuriy @ finik88@sbcglobal.net to schedule showings. Agents may negotiate directly with sellers. Both properties to be sold as a package only.</b>		

Prepared By: Zander Kahler	Information is Believed To Be Accurate But Not Guaranteed	Date Printed: 09/05/2025 08:28 AM
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.		
MLS: 5154010	<a href="#">15753 Puritas Ave , Cleveland, OH 44135</a>	

**Business** SqFt: **0** Bsmt: Yr: **1951** Acres: **0.24** **\$254,000**



Front of Structure



Community



Patio



Other

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