

*For Sale*



## ***16321 Rockside Rd, Maple Heights, OH 44137***

*Commercial Space Available For Sale in Maple Heights, Ohio*

- ± 3,150 Square Feet of building available for redevelopment, located in Maple Heights, Ohio
- Located minutes from Major Interstates such as I-480, I-271, and I-77.
- This location is just 20 minutes from Cuyahoga National Park, Blossom Music Center, Downtown Cleveland, and many local hiking/walking trails.
- The property is easily accessible, with frontage along Rockside Road, and 2 miles from the nearest Highway On and Off Ramps
- Zoned residential Multi-family district
- Available immediately
- List Price: \$100,000



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## Additional Property Information

### Legal Information

Legal Property Description	Commercial
Price	\$100,000
Parcel Number	786-02-024
Possession	Immediate

### Land Information

Land Acreage	± 0.158 AC
Current Zoning	Multi-family
Jurisdiction and School District	Maple Heights CSD

### Structural Information

Building Square Footage	± 3,150 Sq Ft
Land Square Footage	± 6,882 Sq Ft
Floors Above Ground	1
Year Built	Built in 1957, Remodeled in 1987

### Additional Information

Lot Specifics	± 60' of Frontage and Easy Access
Parcel Benefits	Parking on Site
Water/Swer System	Municipal/Sanitary & Storm
Real Estate Taxes (2025)	\$4,851.60

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## RMF (Residential Multi-Family) Zoning Information

### 276.01 PURPOSE

It is the purpose of the "RMF" District to encourage the establishment and retention of varying densities of residential

neighborhoods consisting of multifamily dwellings, two family dwellings and single family dwellings, on appropriately sized

lots while preserving the undeveloped lands within this district for similar types of residential uses.

(Ord. 2000-128. Passed 12-6-00.)

### 1276.02 PRINCIPALLY PERMITTED USES

Principally permitted uses shall be as follows:

- A. Multi-Family Dwellings.
- B. Duplex.
- C. Two Family Dwellings.
- D. Single Family Detached Dwellings.
- E. Community Social Service Facilities.
- F. Public Park or Recreation Area.
- G. Public Recreation Facility (indoor or outdoor).

(Ord. 2000-128. Passed 12-6-00.)

### 1276.03 ACCESSORY PERMITTED USES

Accessory permitted uses shall be as follows:

- A. [Reserved]
- B. Attached or Detached Garage and Storage Structures.
- C. Fences and Walls.
- D. [Reserved]
- E. Private Swimming Pools, Tennis Courts and Basketball Courts.
- F. Satellite Dishes.
- G. Signs.
- H. Uses, buildings or structures customarily incidental to a

principal permitted use or conditionally permitted use located on the same lot therewith.

(Ord. 2000-128. Passed 12-6-00; Ord. 2005-005. Passed 1-19-04.)

### 1276.04 CONDITIONALLY PERMITTED USES

Conditionally permitted uses are as follows:

- A. Assisted Living Facilities.
- B. Senior Independent Living Facility.
- C. Single Family Attached Dwellings.
- D. Townhomes.
- E. Bed and Breakfast Establishments.
- F. Clubs.
- G. Educational Institutions.
- H. Religious Places of Worship.
- I. Public Utilities.
- J. Public, Non-Profit or Private Cultural Facilities.

(Ord. 2000-128. Passed 12-6-00.)

More Zoning Information on Next Page ->

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## RMF (Residential Multi-Family) Zoning Information - 2

### 1276.05 MINIMUM LOT AREA AND WIDTH

The minimum lot area and width for properties in this district shall be as follows:

- A. The minimum lot area for multi-family dwellings shall be 11,500 square feet per apartment building nor less than 1,750

square feet per dwelling unit on the premises and an average width of not less than 75 feet. A minimum lot frontage of 40

feet is required.

- B. The minimum lot area for two family and duplex dwellings shall be 3,750 square feet per dwelling unit and an average

width of not less than 60 feet per dwelling unit. A minimum lot frontage of 30 feet is required per dwelling unit.

- C. The minimum lot area for single family detached dwellings in this district shall be 7,000 square feet and an average

width of not less than 60 feet. A minimum lot frontage of 30 feet is required.

- D. All other uses permitted in this district shall have a minimum lot area of 43,560 square feet and an average width of not

less than 150 feet. A minimum lot frontage of 75 feet is required.

- E. The Planning Commission may waive said requirements for lots which were separately owned, or to a numbered lot in

a subdivision which was duly recorded, prior to the effective date of the ordinance establishing such requirement.

(Ord. 2000-128. Passed 12-6-00; Ord. 2005-004. Passed 1-5-04.)

### 1276.06 YARD SETBACKS

The yard setback requirements for properties in this district shall be as follows:

- A. The minimum front yard setback for uses in this district shall be 35 feet.

- B. The minimum side yard setback for uses in this district shall be as follows:

1. Dwellings shall have a minimum side yard setback of 5

feet each side.

2. All other uses shall have a minimum side yard setback of 25 feet each side.

- C. The minimum rear yard setback for uses in this district shall be as follows:

1. Dwellings shall have a minimum rear yard setback of 25 feet.

2. All other uses shall have a minimum rear yard setback of 35 feet.

(Ord. 2000-128. Passed 12-6-00.)

### 1276.07 HEIGHT REQUIREMENTS

The maximum height requirements for buildings within this district are as follows:

- A. Multi-family dwellings shall not exceed a height of 40 feet.

B. All other principally permitted uses shall not exceed a height of 35 feet.

C. Accessory permitted uses shall not exceed a height of 10 feet.

D. Detached garages shall not exceed a height of 15 feet.

(Ord. 2000-128. Passed 12-6-00.)

### 1276.08 LAND USE INTENSITY

The maximum lot coverage for properties in this district shall be as follows:

- A. Detached single family dwellings, community social service facilities and related accessory structures shall not cover

more than 40% of the lot.

B. The main building and related accessory structures of all other uses shall not cover more than 45% of the lot.

C. In no case shall the impervious surface cover more than 60% of the lot.

(Ord. 2000-128. Passed 12-6-00.)

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## Nearby Amenities



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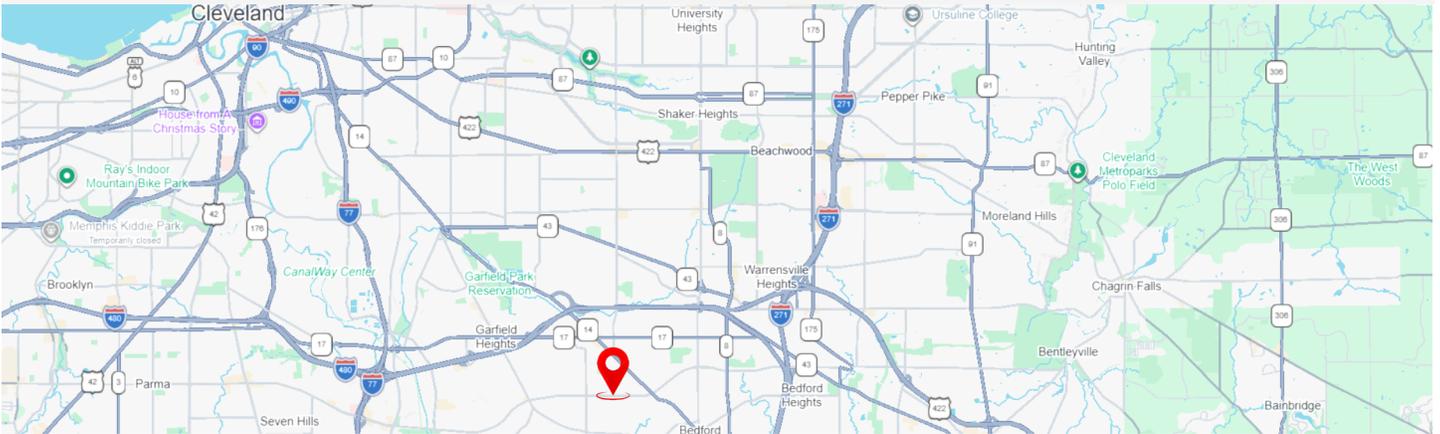
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. \*Line Drawings are Approximate\*

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## Traffic Counts and Regional Demographics



## Local Traffic (2025)

<b>Rockside Rd - Dunham Rd</b>	<b>± 17,237 VPD</b>
<b>Rockside Rd - Broadway Ave</b>	<b>± 19,319 VPD</b>
<b>Rochelle Dr - Dunham Rd</b>	<b>± 12,986 VPD</b>



## Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	<b>6,528</b>	<b>48,822</b>	<b>115,596</b>
Households	<b>5,881</b>	<b>25,265</b>	<b>53,758</b>
Avg Household Income (2025)	<b>\$51,223</b>	<b>\$49,808</b>	<b>\$48,932</b>

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**Disclaimer  
And Confidentiality Agreement  
- Continued -**

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

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