

Tremont Investment Opportunity

For Sale | 2175 W 11th Street, Cleveland, OH 44113





Investment Summary

Located in Tremont, this mixed-use opportunity is 9,000 SF with seven (7) apartment units and one (1) retail store front. This property was originally built in the early 1900s and has undergone several renovations to maintain its historical charm while offering modern amenities. The apartment aspect of the building is currently fully leased to several long-term tenants, providing steady cash flow. The first floor store front is 3,200 SF.

The neighborhood of Tremont is a historic district in Cleveland that is popular for its cultural diversity, arts and entertainment, and historic architecture. It is home to numerous restaurants, bars, art galleries, and boutiques, attracting both locals and tourists. The area has undergone significant revitalization in recent years, with new developments and investments driving economic growth.

Tremont's central location and easy access to public transportation make it a convenient location for residents and businesses. The neighborhood is situated within minutes of downtown Cleveland, providing easy access to major employers, attractions, and amenities. Tremont is also home to several parks, including Lincoln Park and Clark Field, offering residents and visitors ample opportunities for outdoor recreation.

total building SF
9,000 SF

year refurbished
2024

apartment occupancy
100%

neighborhood
Tremont

asking price
contact broker



QUICK SPECS

Address	2175 W 11th Street Cleveland, Ohio 44113
Building SF	9,000 SF
Year Refurbished	2024
# of Floors	2
Parking	6 Lot Spaces + Ample Street Parking
Apartment Occupancy	100%

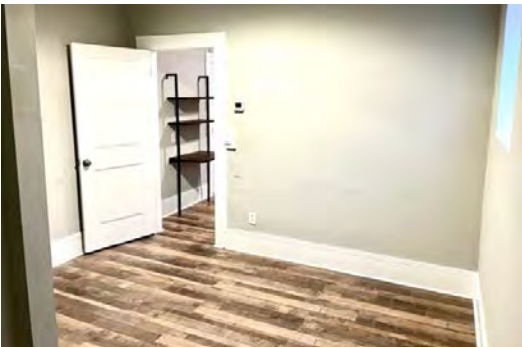
HIGHLIGHTS

- Located in the heart of Tremont on the corner of W 11th and Fairfield Ave
- First floor store front with outdoor patio area
- 100% occupied apartment living units
- New windows on the east, west, and south elevations
- New HVAC in a handful of units and AC available in all units
- Unit Upgrades: new appliances, LVT, tile shower/bath, stone countertops
- **Year 1 Projected NOI: \$112,000**
- **Sale Price: Contact Brokers**

UNIT MIX

TYPE	# OF UNITS
Studio	1
1 Bed/1 Bath	4
2 Bed/1 Bath	2
Retail	1

RESIDENTIAL UNITS



Experience Tremont

Ohio City
1.1 Miles

Downtown
Cleveland
2.3 Miles

2175 W 11th Street
Cleveland, OH 44113

Tremont
Cityside
Ballroom

Rocky Tree

Loop

STEAK

THE SOUTH SIDE

Martha on
the Fly

Climb
Cleveland

HI DRY

barrix

POUR
OF CLEVELAND

Sona
Beauty Bar

Balttr

Professor
Market

DANTE

Ginko

REFRIED VINTAGE

Crust

ROASTED

VISIBLE
VOICE

Banyan Tree

Professor Ave

GRACE
HOSPITAL

EN FLIQUE

LIT

Northeast Ohio
College
Preparatory
School

Paul Duda
Gallery

Edison's
IN TREMONT

RISEING STAR

THE SPOTTED OWL

Civilization
Cafe

Urbane
Society
Salon

THE
VEGAN
COFFEE
KITCHEN

Bourbon
Street Barrel
Room

Imposters
Theater

Kaiser
Gallery

Cleveland
Library

Corner 11 Bowl

Rocky Tree

RCF GROUP

Lincoln Park

Rocky Tree

TV FUN

Rocky Tree

Residential in the Area

Over 6,800 units built since 2016
Over 1,200 units under construction
Average Rent: \$2.20/SF



OHIO CITY		UNITS
1	Church & State	161
2	Clinton West	70
3	The Dexter	116
4	The Edison	306
5	Edge 32	62
6	Franklin West	24
7	Intro	300
8	Mariner's Watch	62
9	Messina	32
10	The Quarter	232
11	The Quarter Phase II	79
12	The Quarter Phase 3	80
13	Tinnerman Lofts	51
14	W. 25th Lofts	83
15	Welleon	127
16	Harbor Row Townhomes	11
17	Intro Phase II	TBD
18	Shoreway Tower	95
19	Voss Redevelopment	130
20	Station 73 at Battery Park	258
21	Bridgeworks	140

TREMONT		UNITS
22	Electric Gardens	130
23	The Lincoln	82
24	The Parallax	9
25	Scranton Carriage Works	7
26	Tapan Apartments	95
27	APL Apartments	95
28	TREO	171
29	West 20th Apartments	80
30	Abbey Avenue Apts	132

DOWNTOWN		UNITS
31	The Athlon at The CAC	164
32	The Beacon	187
33	Euclid Grand	240
34	Flats East Bank - Ph. 3	309
35	The Garfield	125
36	Harbor Verandas	16
37	The Leader Building	220
38	The Lumen	318
39	The May	308
40	Reserve Square	980
41	Residences at Halle	122
42	Residences at Terminal Tower	303
43	Standard Building	281
44	The Statler	295
45	W. 9th Lofts	12
46	Worthington Yards	98
47	Public Square North	281
48	Thunderbird	300
49	The Peninsula	316



TREMONT

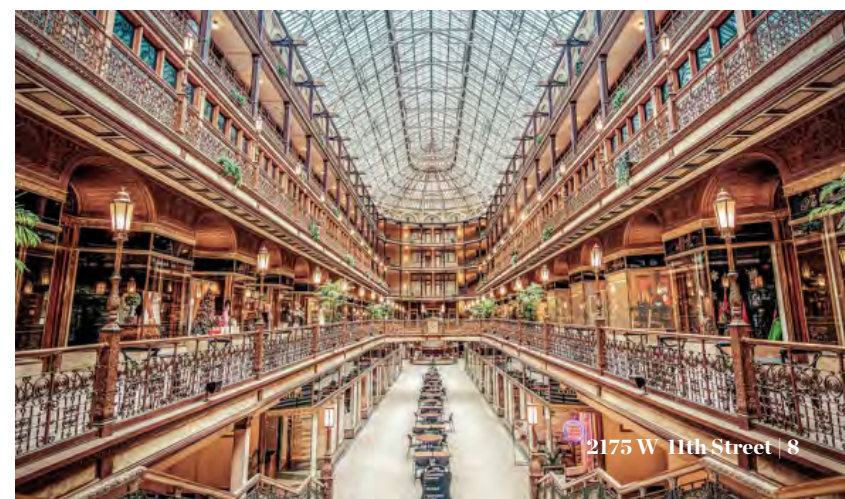
Artsy, residential Tremont has gourmet sandwich bars, craft coffee shops amid restored Victorian homes, with hip galleries showcasing local talent and boutiques stocking clothes by edgy young designers. Local landmarks include the striking Slavic-style church, St. Theodosius Russian Orthodox Cathedral, and a museum dedicated to the 1980s movie “A Christmas Story”.



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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