

**2135 COLUMBUS RD
CLEVELAND, OH 44113**

Established Craft Brewpub!!



EXTRAORDINARY! PRIME TREMONT LOCATION!!!

**FOR SALE:
FOREST CITY BREWERY**

COAKLEY
Real Estate Company LLC



FOR SHOWING INFORMATION

Francis (Sandy) Coakley, Principal

M: 216-970-0644 | O: 216-772-4700

sandy@coakleyrealestate.net

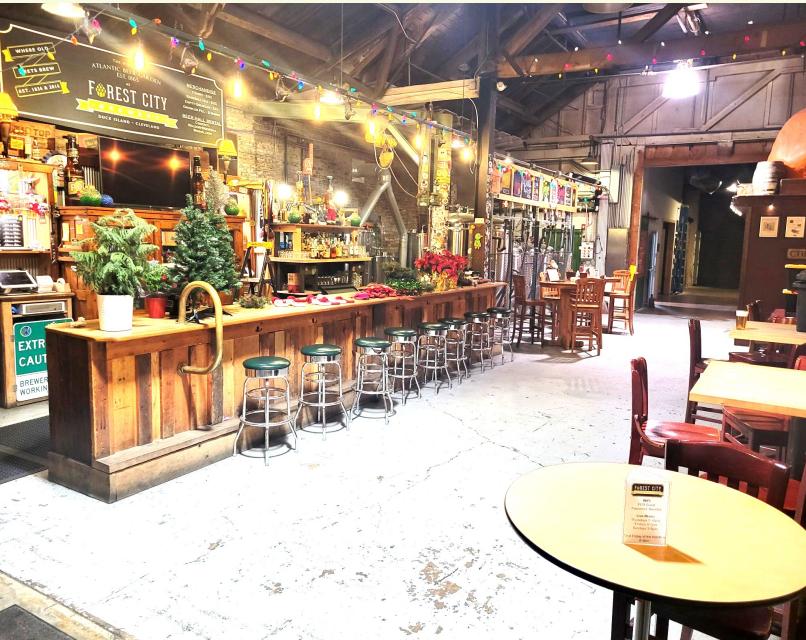


- THE OLDEST BEER GARDEN IN THE USA: 1865
- Historical Tax Credits Available
- Land Area .6 Acres
- 13,000 SF (Buildings)
- Two Buildings and a Beer Garden
- Kitchen, Brew Area, Three Bars
- One Large Venue/Pantry/Entertainment Area
- One Large Apartment or Air B&B with Two Bedrooms 1,500 SF
- Excellent Tremont Location for Possible Development Site
- Includes All Fixtures and Equipment
- **FOR SALE: BUSINESS AND REAL ESTATE**

FOR SALE: FOREST CITY BREWERY | OLDEST BEER GARDEN IN THE USA: 1865

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"...this brewpub is situated in a prominent, desirable city location that offers a thriving area with significant recent development enhancing customer traffic and a demographic with strong disposable income."



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"This brewpub represents an exceptional opportunity to acquire a profitable, growing business with immediate cash flow and multiple pathways for expansion."

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PP# 004-03-100

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- Recently implemented full-service kitchen
- Private events provide a growing profit center
- Distinctive market position with limited direct competition in its immediate neighborhood
- A local following enjoys the unique atmosphere, outdoor brew garden, and quality offerings
- Influx of young professionals and beer enthusiasts with disposable income--plus tourism
- Opportunities for growth without requiring significant additional capital investment