



FOR SALE

ADAPTIVE REUSE/DEVELOPMENT SITE

Features

Building Size	28,932± Sq. Ft.
Lot Size	1.08± Acres
Zoning	N-2E

Property Highlights

- Rare opportunity for a sizeable development site within desirable Elmwood Village
- 28,932± SF two-story building on 1.08± acres with adaptive reuse potential
- Zoned N-2E allowing for residential or mixed-use development
- Located within the Brownfield Cleanup Program with tax credit eligibility
- Potential for additional historic tax credits
- Positioned between Elmwood Avenue and Delaware Avenue
- Surrounded by neighborhood amenities
- Near several recently completed and planned developments
- Ideal for affordable housing, market-rate housing, or mixed-use development

Demographic	1 Mile	3 Miles	5 Miles
Population	31,460	173,074	345,152
Average H.H. Income	\$88,199	\$72,970	\$75,639

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

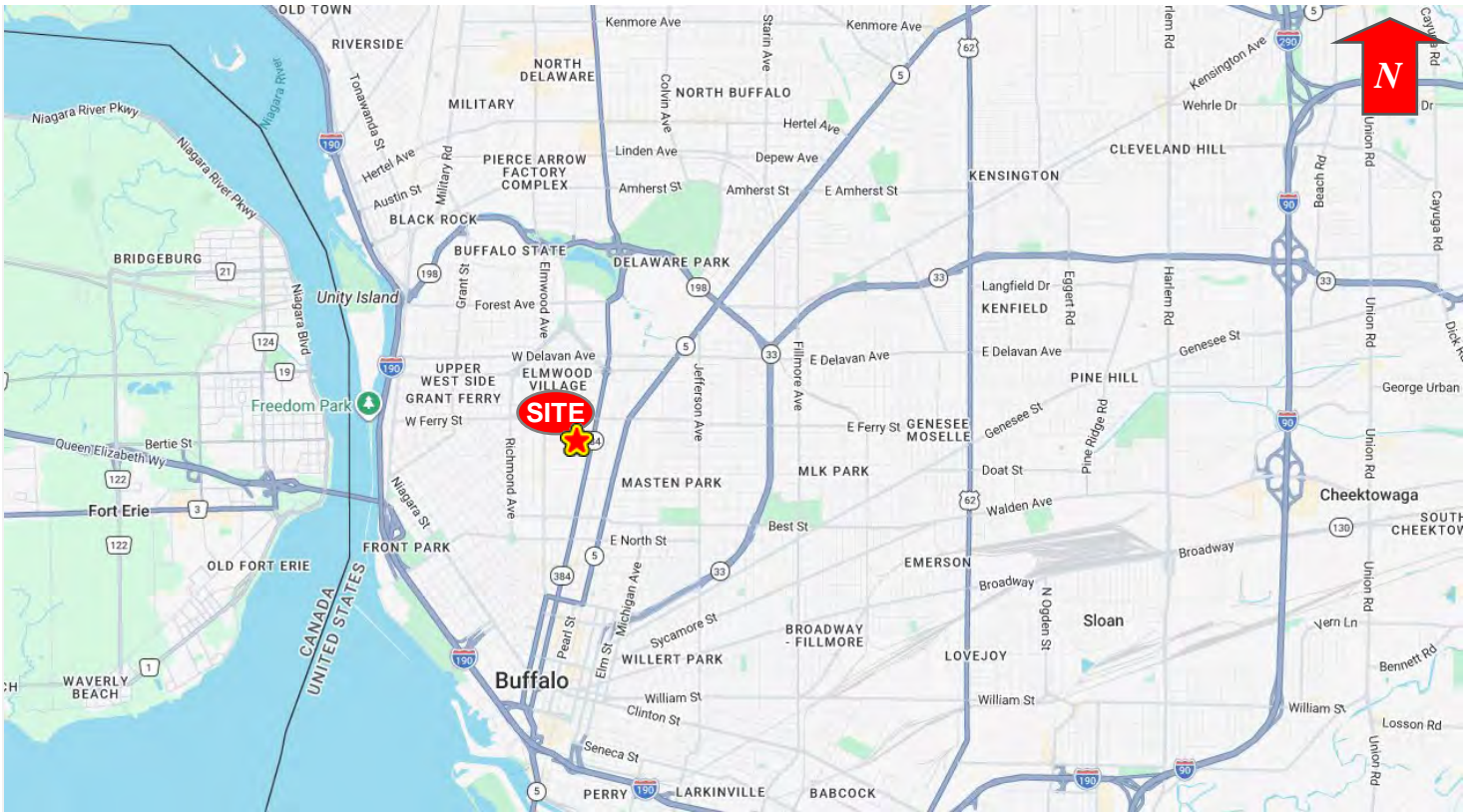
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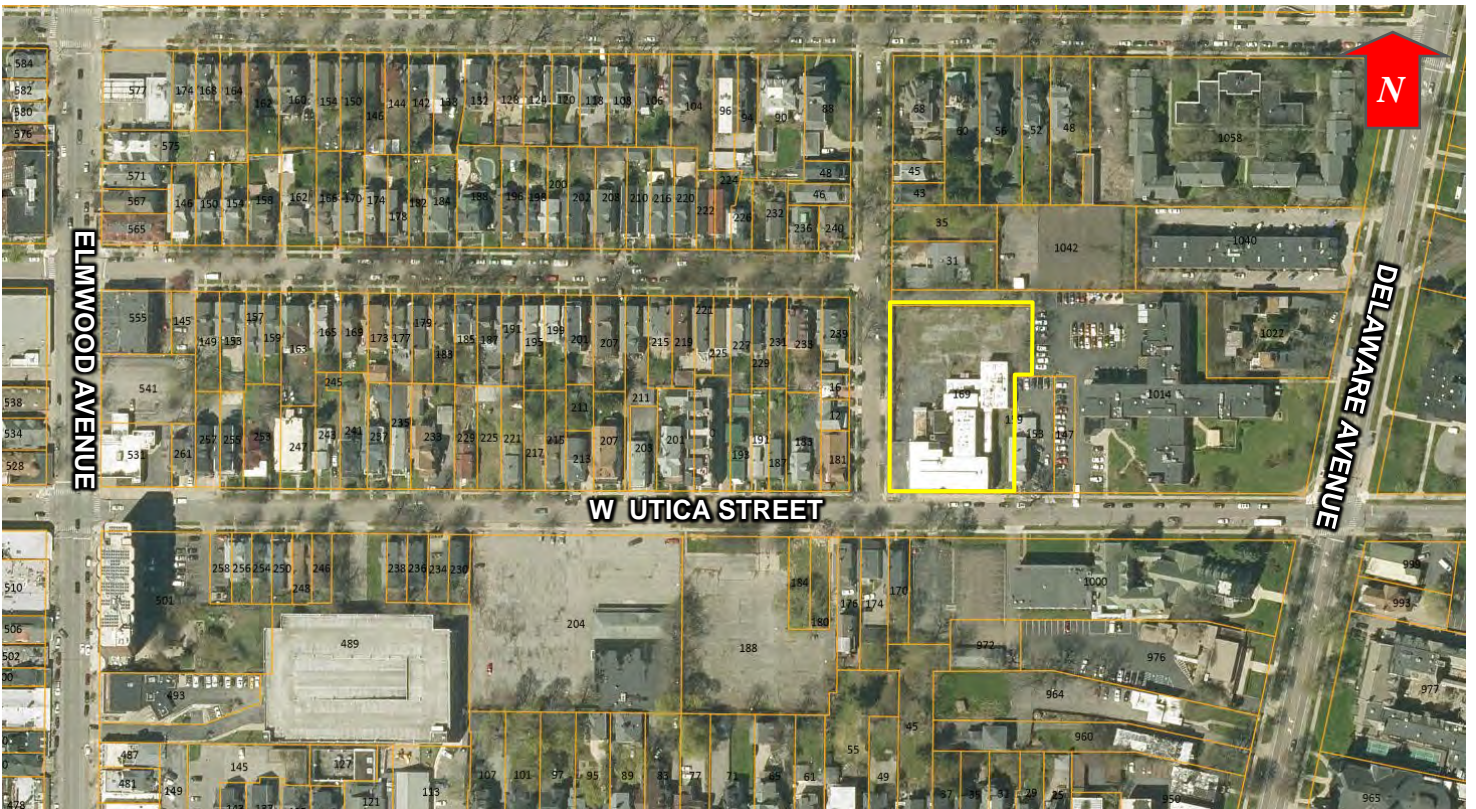
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Location Map



Aerial

