

# 15212 Lakeshore Blvd, Cleveland, OH 44110

## Investment Opportunity Brochure

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### VALUE-ADD COMMERCIAL REDEVELOPMENT OPPORTUNITY

*Approximately 6,660 SF Mixed-Use / Flex Commercial Building*

<b>Offered At:</b>	\$139,900
<b>Price Per SF:</b>	Approximately \$21/SF
<b>Parcel Number:</b>	112-16-012
<b>Zoning:</b>	Local Retail (LR)
<b>Building Size:</b>	Approximately 6,660 SF

### Executive Summary

Exceptional opportunity to acquire a large commercial building with significant value-add and redevelopment potential on Lakeshore Boulevard in Cleveland, Ohio.

15212 Lakeshore Blvd offers approximately 6,660 square feet of usable space with a flexible open-layout design suitable for a wide variety of commercial uses. The building features a large open-span main floor, high ceilings, abundant natural light, basement restroom infrastructure, and shared parking access.

The property requires renovation and updates but presents an attractive opportunity for investors, contractors, owner-users, nonprofits, showroom users, warehouse/flex operators, or redevelopment-focused buyers seeking low acquisition cost and long-term upside.

### Property Highlights

- Approximately 6,660 SF total building area
- Large open-span main floor layout
- High ceilings with industrial/commercial character
- Lower level with additional usable space

- Two existing restrooms in basement
- Zoned Local Retail (LR)
- Multiple potential commercial uses
- Shared parking access
- Strong value-add / redevelopment potential
- Offered significantly below replacement cost

## **Potential Uses**

- Contractor shop/showroom
- Warehouse / flex space
- Office conversion
- Retail storefront
- Fitness / gym use
- Creative studio space
- Community center
- Event or assembly space
- Storage / distribution use
- Mixed-use redevelopment

## **Property Condition**

- Interior cosmetic renovation needed
- Flooring and drywall repairs needed
- Deferred maintenance throughout
- Potential roof repair/replacement areas
- Older mechanical and electrical systems
- Utilities currently off
- Basement cleanup and renovation needed

## **Investment Thesis**

- Low acquisition basis
- Sweat-equity opportunity
- Redevelopment upside
- Flexible commercial layout
- Below-replacement-cost pricing

- Owner-user potential
- Long-term appreciation potential

## Location Overview

Located along Lakeshore Boulevard in Cleveland, the property benefits from frontage on a commercial corridor with access to nearby residential neighborhoods and surrounding businesses.

The site offers visibility, accessibility, and flexibility for a wide range of commercial users seeking affordable space within the Cleveland market.

## Contact Information

### **Caleb Barney**

Realtor | Signature Realty Group

Phone: 330-421-7493

Email: [realestate@calebbarney.com](mailto:realestate@calebbarney.com)

Website: <https://calebbarneyrealestate.com>

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*Disclaimer: Information contained herein is believed to be reliable but is not guaranteed. Buyers are responsible for conducting their own independent due diligence regarding zoning, permitted uses, square footage, condition, environmental matters, parking rights, utilities, and all other aspects of the property.*