

Mixed-Use Investment in Tremont

For Lease or Sale: 2280 West 10th Street, Cleveland, Ohio 44113



PROPERTY HIGHLIGHTS

- Mixed use owner/user or value-add investment opportunity located in the heart of Tremont, one of Cleveland's most walkable and sought-after neighborhoods
- 2,200 SF triplex property with retail, office, and residential income potential
- 518 SF - 1,025 SF street level retail/office space with direct frontage on West 10th and Literary Avenue
- Flexible layout allowing for owner-occupancy, live/work, or full investment use
- Full basement ideal for tenant storage, inventory, or back-of-house use
- Opportunity to activate outdoor space as courtyard/patio seating for retail users
- Minutes to Downtown Cleveland, Ohio City, and major highway access

SALE PRICE: \$599,000

LEASE RATE: CONTACT BROKER

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”.

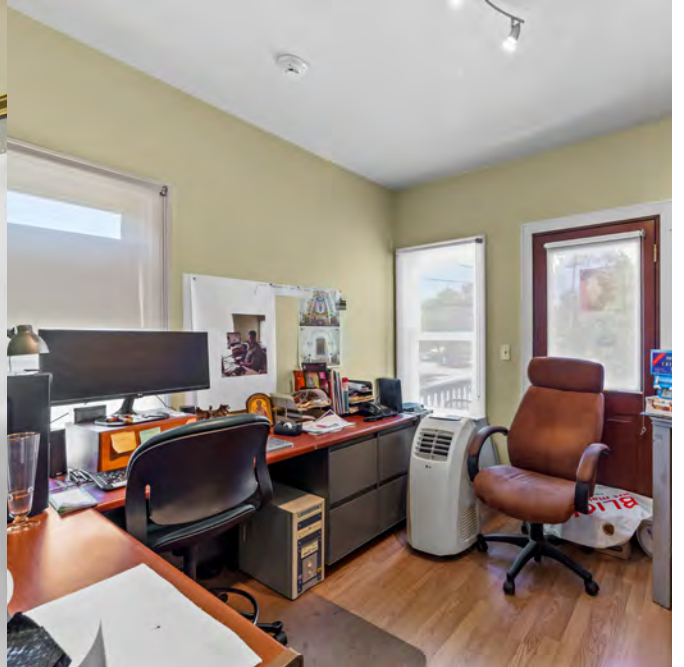


Building SF	2,206 SF
Floors	3
Buildings	1
Year Built	1980
Land Area	0.04 AC

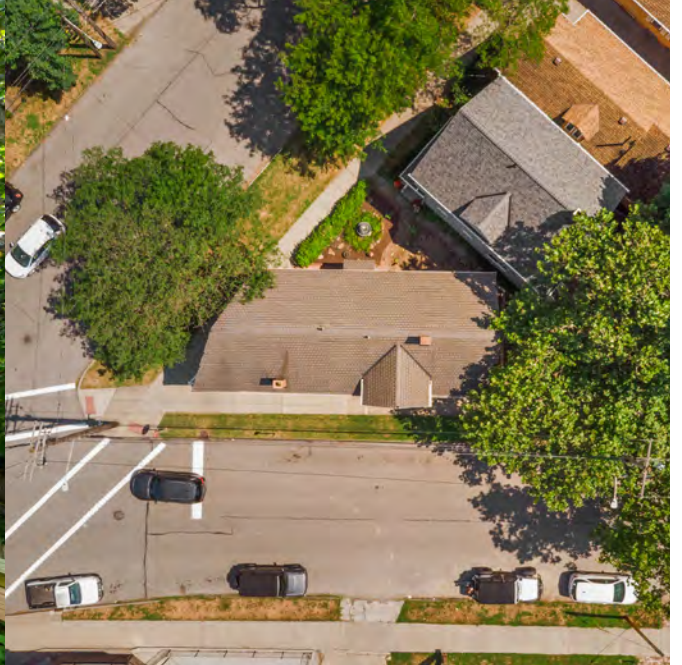
Floor Plan











Experience Tremont

Ohio City
1.1 Miles

Downtown
Cleveland
2.3 Miles

Tremont
Cityside
Ballroom

Rocky Top

Loop

STEAK

THE SOUTH SIDE

Martha on
the Fly

Climb
Cleveland

Sona
Beauty Bar

Tony's

HI DRY

barrix

POUR
OF RIVELAND

Balt

Professor
Market

DANTE

Ginko

2280 West 10th St.
Cleveland, OH 44113

Literary Rd

Banyan Tree

Crust

PROFESSOR

VISIBLE
VOICE

REFRIED VINTAGE

GRACE
HOSPITAL

EN FLIQUE

LIT

Northeast Ohio
College
Preparatory
School

Paul Duda
Gallery

Ecolibris
IN TREMONT

Bourbon
Street Barrel
Room

Civilization
Cafe

Urbane
Society
Salon

THE
VEGGIE
KITCHEN

Lincoln Park

Corner 11 Bowl

THE
SOUTH
SIDE

RCF GROUP

Imposters
Theater

Kaiser
Gallery

Cleveland
Library

THE
SPOTTED
OWL

TV FUN

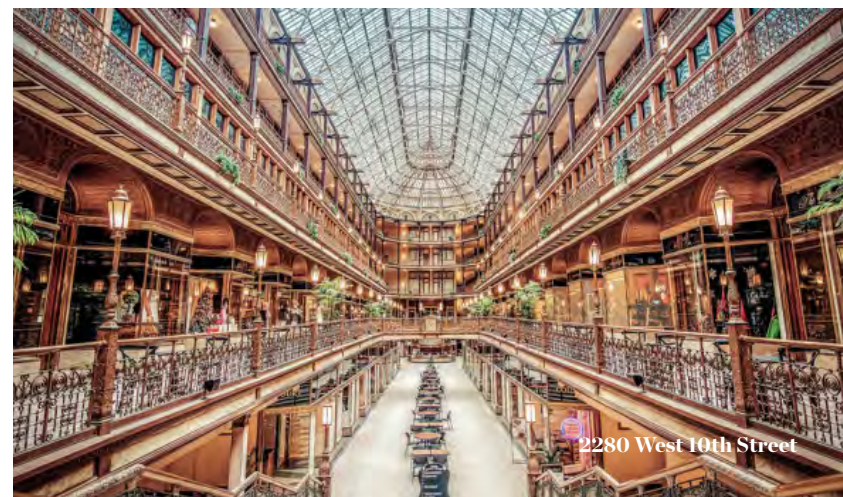
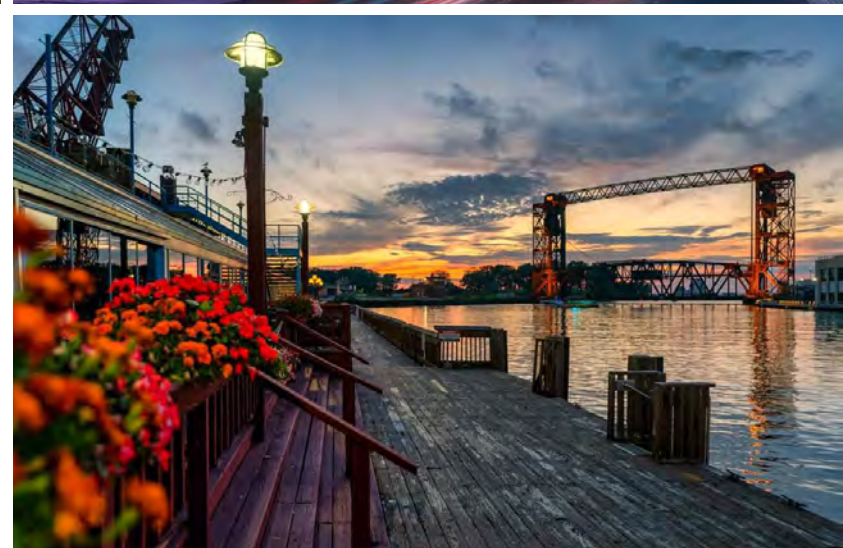
THE
SOUTH
SIDE



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.



**2280 WEST 10TH STREET
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