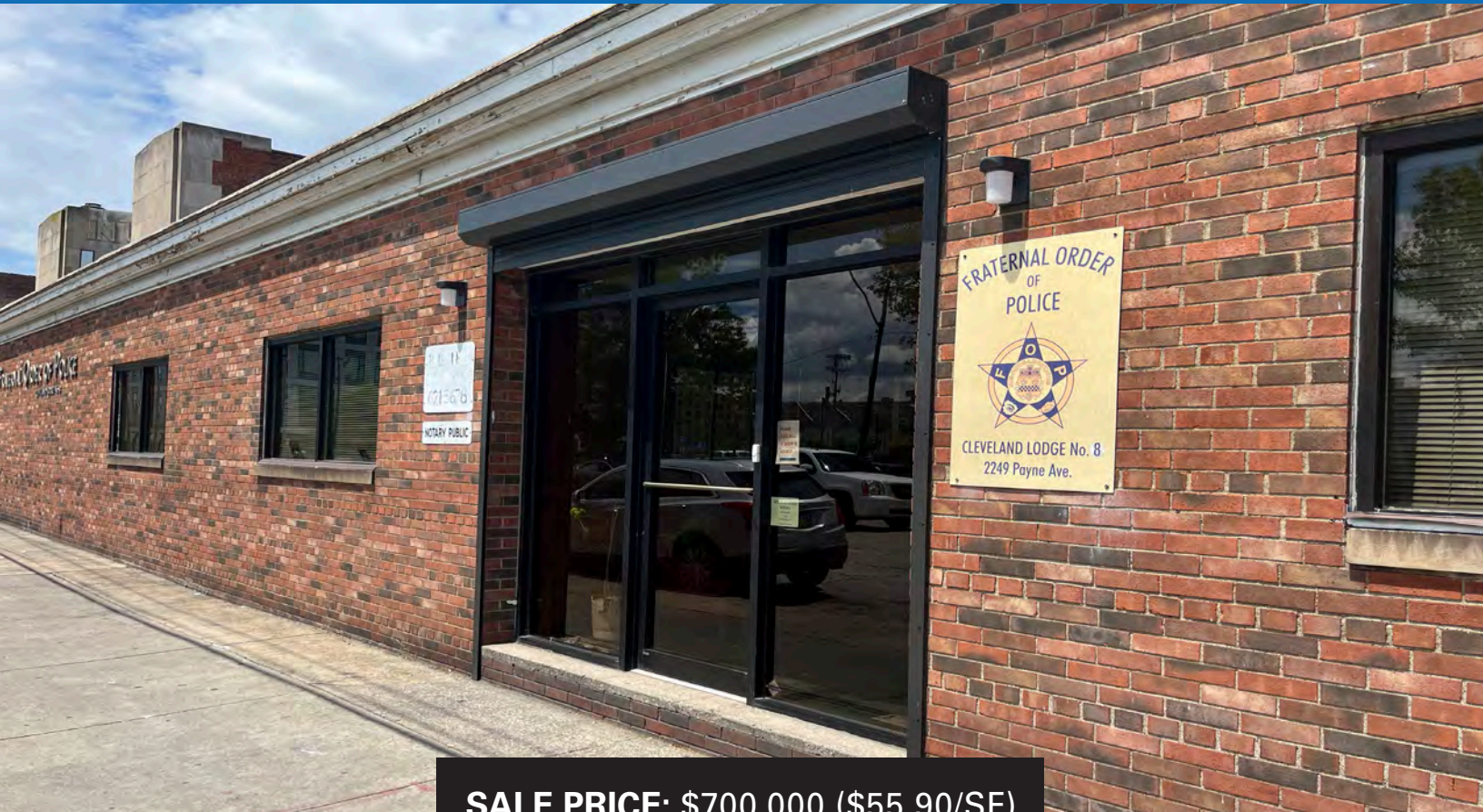


# AVAILABLE FOR SALE

## 12,516 SF Building on .50 Acres

2249 Payne Avenue | Cleveland, Ohio



**SALE PRICE: \$700,000 (\$55.90/SF)**

### HIGHLIGHTS



**Size**  
12,516 SF on .50 acres



#### Ideal Uses

Lodge, meeting hall, event venue, office, storage



**Parking**  
6 cars in back lot and street parking on Payne Ave. and E. 23rd



#### Excellent Location

Close proximity to I-90



**Ann Davis**  
Chief of Staff  
216.453.3085  
Ann.Davis@nmrk.com  
Licensed Real Estate Salesperson



**Terry Coyne**  
Vice Chairman  
216.218.0259  
Terry.Coyne@nmrk.com  
Licensed Real Estate Broker

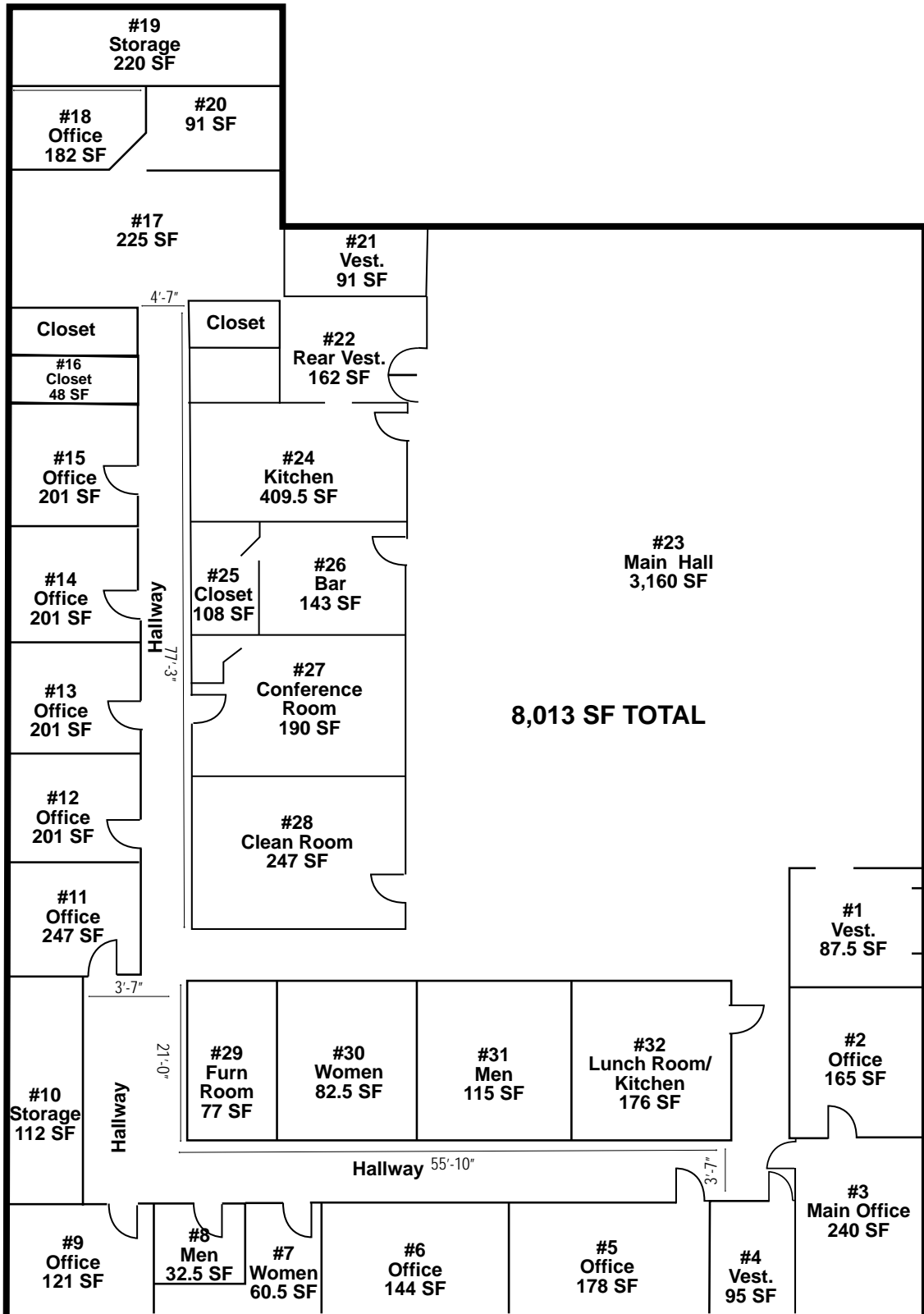
**NEWMARK**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

*Terry* **COYNE**.com



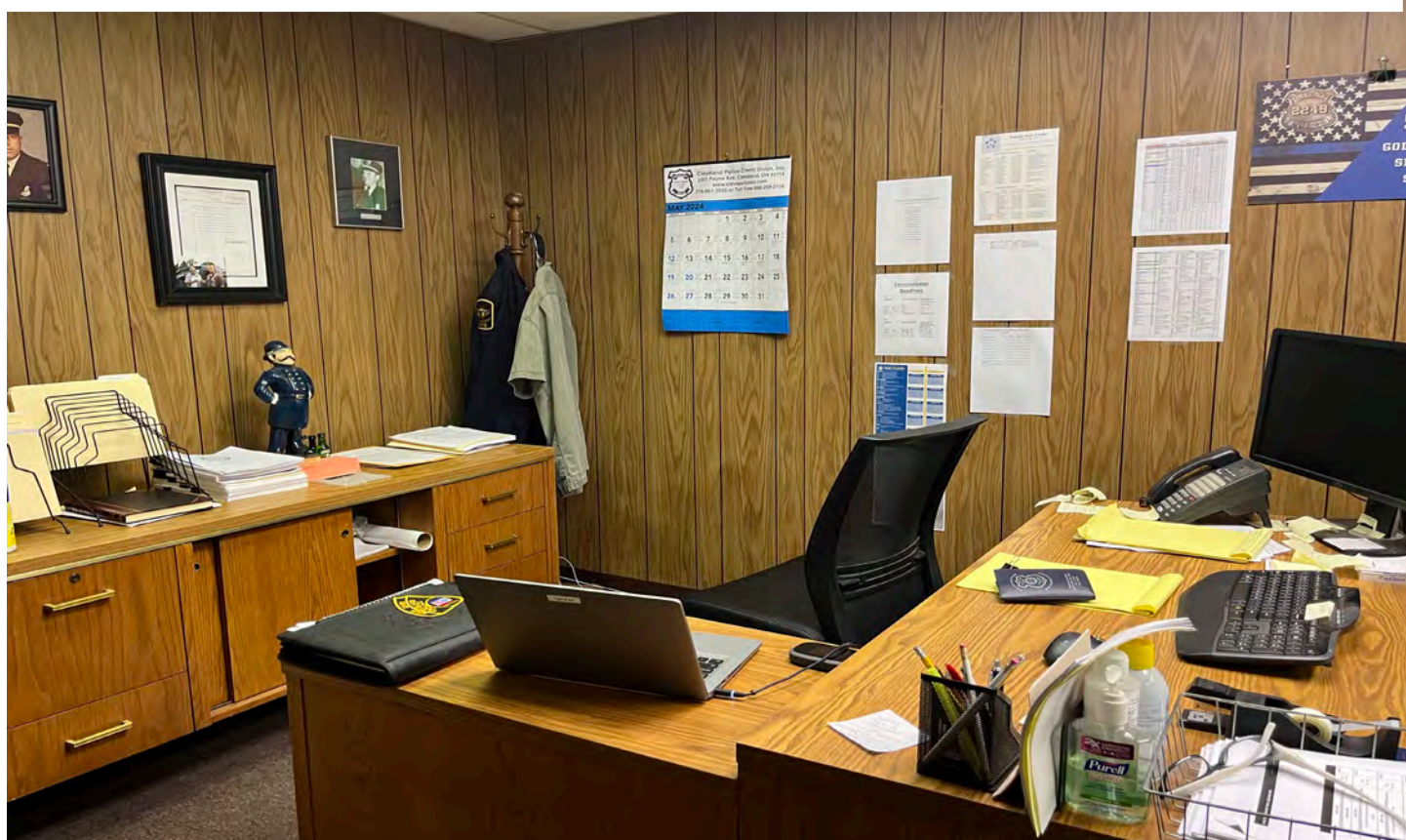
- Building layout
  - Front office with vestibule
  - Offices and restrooms
  - Side hall includes offices and separate rear entrance
  - Rear has separate vestibule entrance
  - Large hall (seats 150-200) with restrooms, full kitchen, storage, coat room and bar
- Furnace replaced in 2021
- Roll up door on E. 23rd St.
- No basement



8,013 SF TOTAL

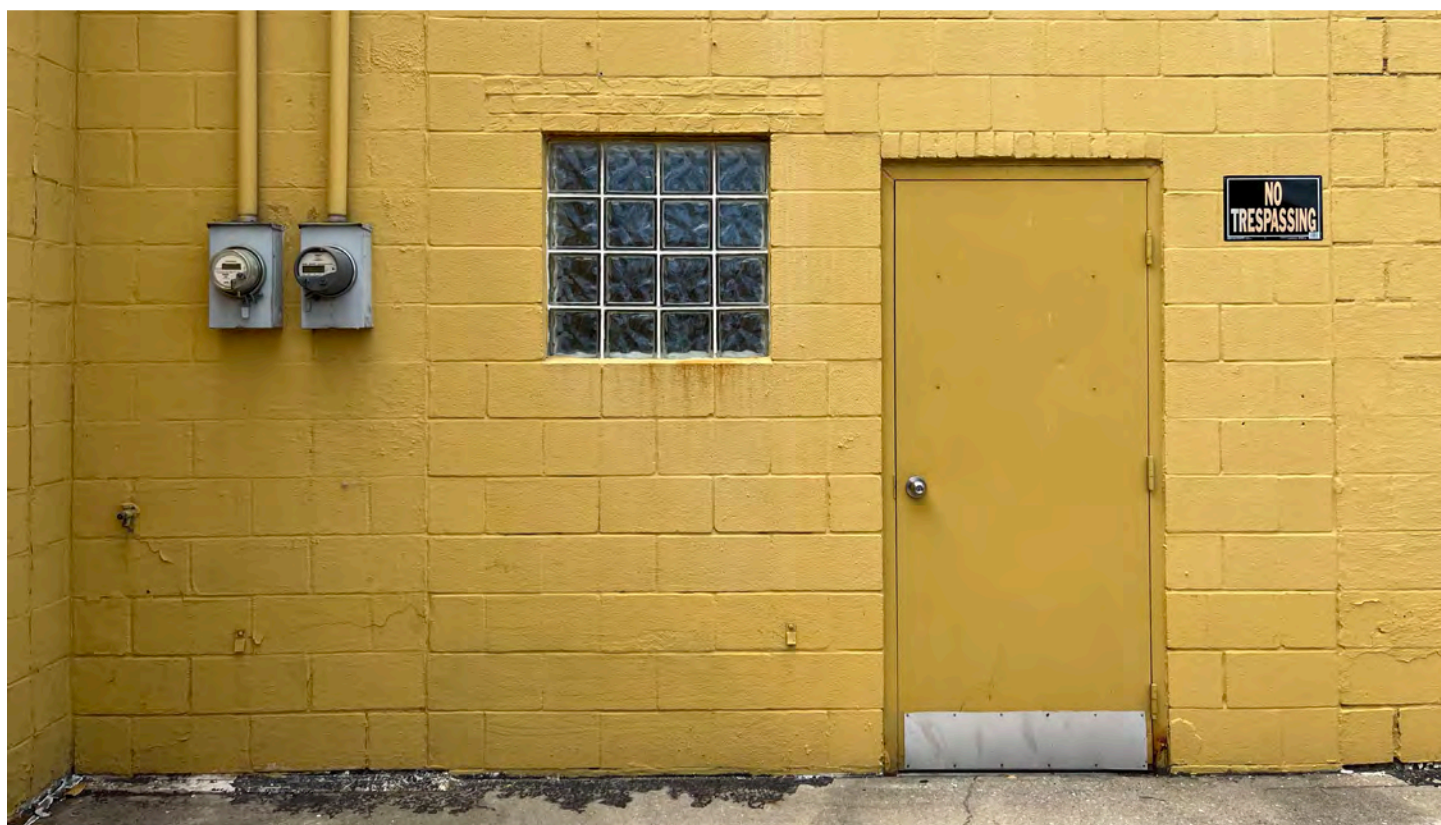
**LEGEND**

















#	Size
1	12'-6" X 6'-11"
2	11'-0" X 14'-11"
3	14'-10" X 16'-1"
5	9'-10" X 9'-7"
6	11'-7" X 15'-5"
7	10'-9" X 5'-6"
8	6'-4" X 5'-2"
9	11'-7" X 10'-4"
10	15'-8" X 17'-7"
11	19'-7" X 12'-6"
12	12'-9" X 14'-5"
13	12'-9" X 14'-5"
14	12'-9" X 14'-5"
15	12'-9" X 14'-5"
16	8'-4" X 5'-10"
17	15'-0" X 15'-3"
18	14'-4" X 13'-2"
19	22'-4" X 9'-7"
20	13'-2" X 6'-9"
21	14'-3" X 6'-4"
22	18'-6" X 9'-0"
23	79'-1" X 40'-11"
24	19'-5" X 20'-8"
25	13'-5" X 7'-7"









KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <b>1,214,365</b> Population	 <b>24.8%</b> High School Diploma	 <b>\$55,830</b> Median Household Income	 <b>63.6%</b> White Collar	 <b>16.9%</b> Services
 <b>42.4</b> Median Age	 <b>27.9%</b> Some College	 <b>\$38,308</b> Per Capita Income	 <b>19.5%</b> Blue Collar	 <b>6.1%</b> Unemployment Rate
		COMMUTERS	BUSINESS	
 <b>545,113</b> Households	 <b>35.1%</b> Bachelors/ Graduate/ Professional Degree	 <b>14.0%</b> Spend 7+ hours commuting to and from work per week	 <b>45,560</b> Total Businesses	 <b>862,188</b> Total Employees
 <b>\$48,422</b> Median Disposable Income				



