

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

801 Literary Rd

Cleveland, OH 44113

RETAIL/ RESIDENTIAL SPACE FOR SALE

801 Literary Rd

Cleveland, OH 44113

FOR SALE

Property Summary



Property Description

Introducing an exciting opportunity to invest in the heart of Tremont, one of Cleveland's trendiest and fastest-growing neighborhoods. This mixed-use property at 801 Literary Rd offers the ideal blend of high-style living and income generating retail, with potential to increase returns through further residential conversion. Perfect for savvy investors or owner-occupiers looking to maximize lifestyle and ROI.

Property Highlights

- Mixed-Use Flexibility
- Luxury apartment upstairs and a fully operational hair salon on the ground floor
- Conversion-Ready - Existing HVAC split 3 ways, easily convertible into 3 residential units
- Salon Setup - Six stations, private kitchen/lounge, bathroom - convertible rear section
- Luxury Townhome Living
- Loft-style 3BR/3BA apartment, modern finishes, high ceilings
- Third Floor Retreat
- Heated floors, 3 balconies with panoramic downtown views
- Bonus Land
- Full lot behind building included

Offering Summary

Sale Price:	\$1,500,000
Number of Units:	3
Lot Size:	0.05 Acres
Building Size:	3,900 SF

TJ House
Broker
216 978 5632
tjhousecle@gmail.com

Berkshire Hathaway HomeServices
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5700 Gateway Ste. 200
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INVESTMENT OVERVIEW (Old)

Net Operating Income (NOI): \$56,412.00/year

Current Rent Roll:

Salon: \$2,892/month | Lease through Dec 2025 |
5-year renewal option - Utilities: Electric
\$350/mo, Gas \$100/mo

Apartment: \$3,914/month | One year lease
- Utilities: Electric \$180/mo, Gas \$70/mo,
Water \$150/mo

The Salon pays \$2,892 a month with a 3 year
lease until December of 2025 which will
conclude with them leaving the building.

A new bar concept will be taking occupancy
on January 1st, 2026, currently the lease is
being negotiated and new buyers would have
the opportunity to join the conversation. Will be a
10 year lease with the first year starting at
\$7,000.00 a month. Average utility cost - Electric
\$350 a month - Gas - \$100 a month. The
Apartment is on a one year lease \$3,914
a month. Average cost - Electric - \$180 a month
Gas - \$70 a month. The owner pays
water/sewer with salon contribution towards water.

Need 24 hour notification for all showings. It
can also be packaged with MLS # 5163018. If
sold together price is \$1,900,000.00

LOCATION

Located in vibrant Downtown Tremont, surrounded by
restaurants, bars, cafes, and independent retail. Just
minutes from Downtown Cleveland, Edgewater Beach,
and Duck Island. This area offers high walkability,



PROPERTY DETAILS

Address: 801 Literary Rd, Cleveland, OH 44113
Property Type: Mixed-Use (Retail + Residential)
Size: 3,900 sq ft above grade, 1,560 sq ft below grade
Lot Size: 0.05 acres
Year Built: 1913
Renovated: 2011

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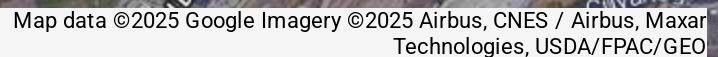
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Location Map



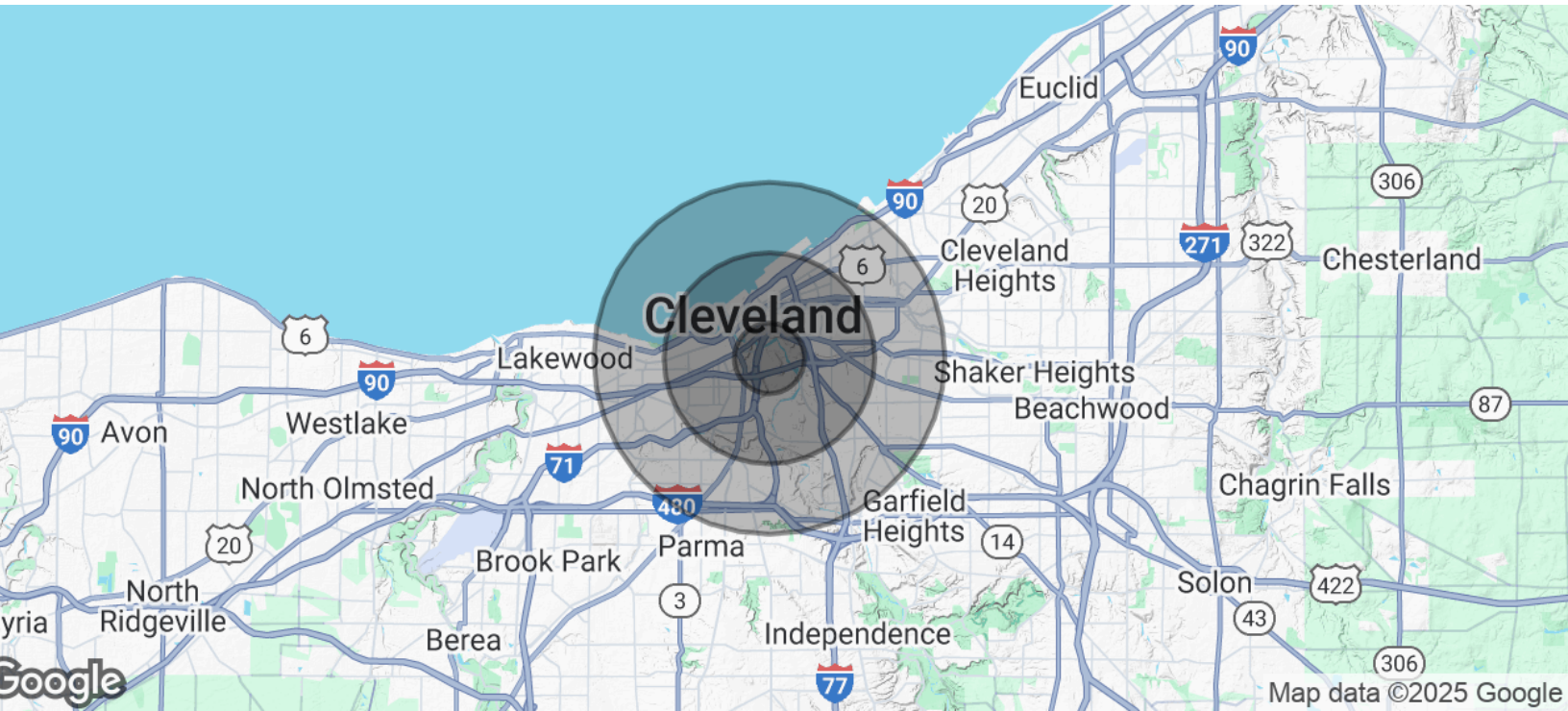
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	7,077	102,086	275,163
Average Age	40	36	39
Average Age (Male)	40	36	38
Average Age (Female)	39	37	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,001	47,206	126,743
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$91,148	\$57,701	\$58,330
Average House Value	\$331,283	\$214,051	\$176,669

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