

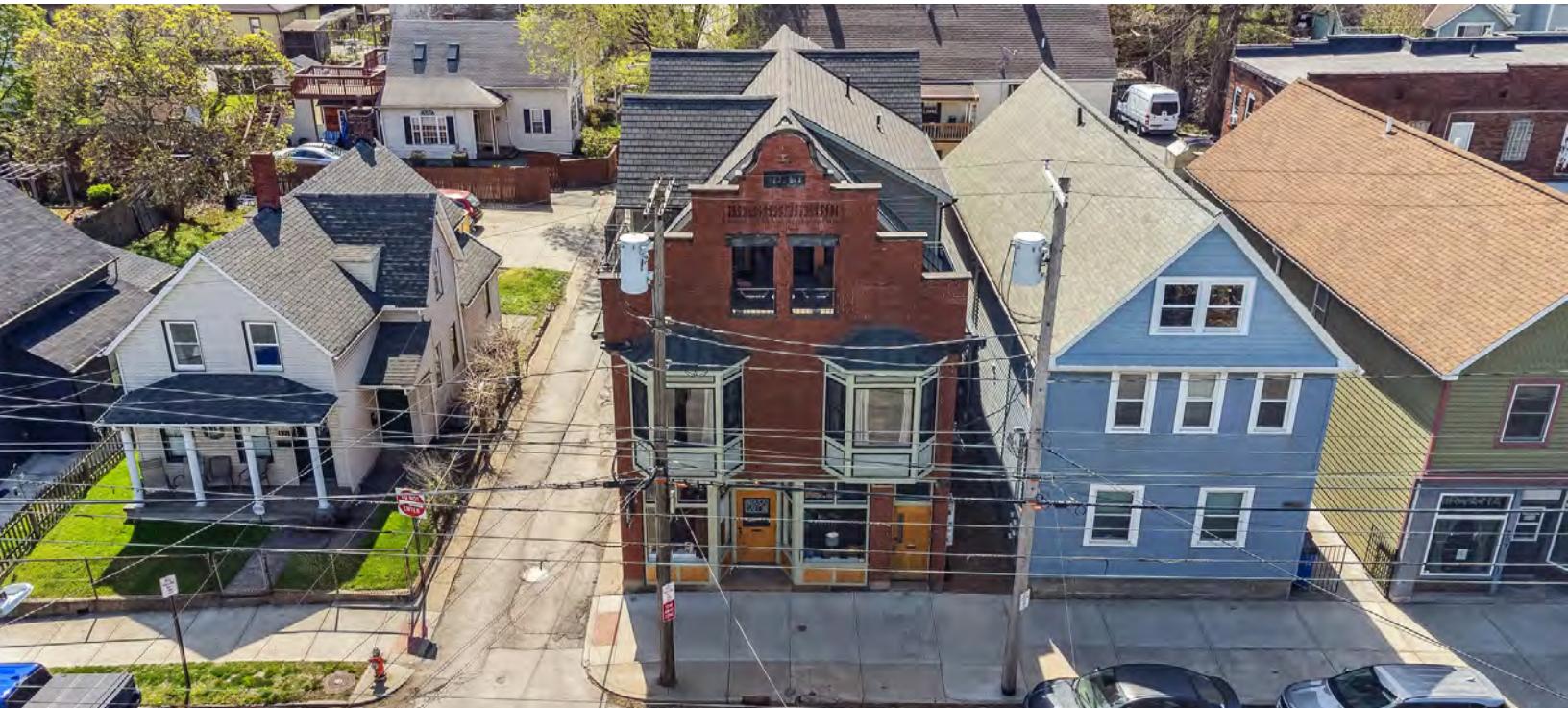
BERKSHIRE
HATHAWAY
HOMESERVICES

PROFESSIONAL
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801 Literary Rd

Cleveland, OH 44113

RETAIL/ RESIDENTIAL SPACE FOR SALE



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
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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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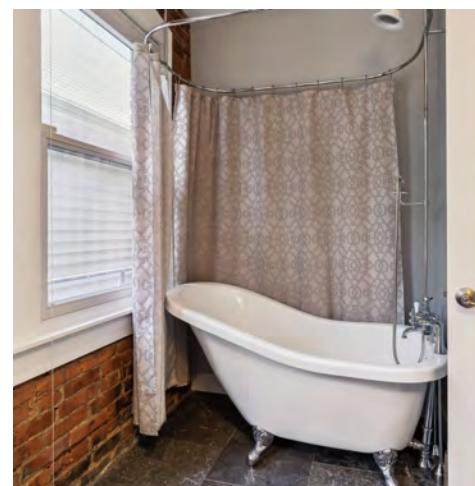
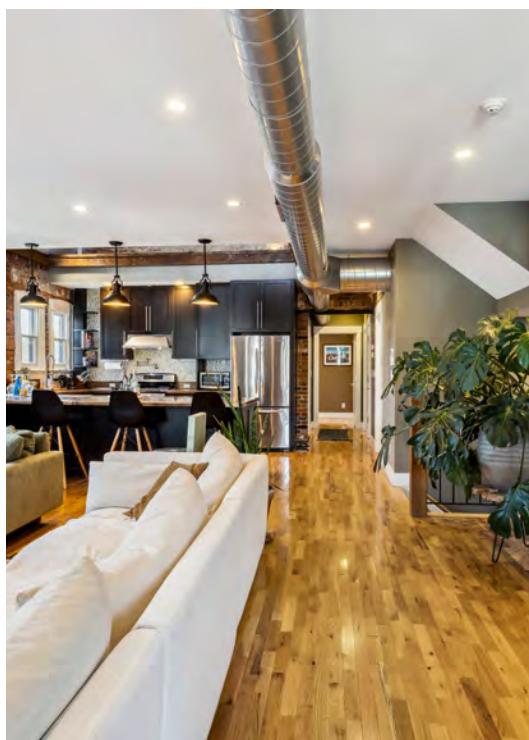
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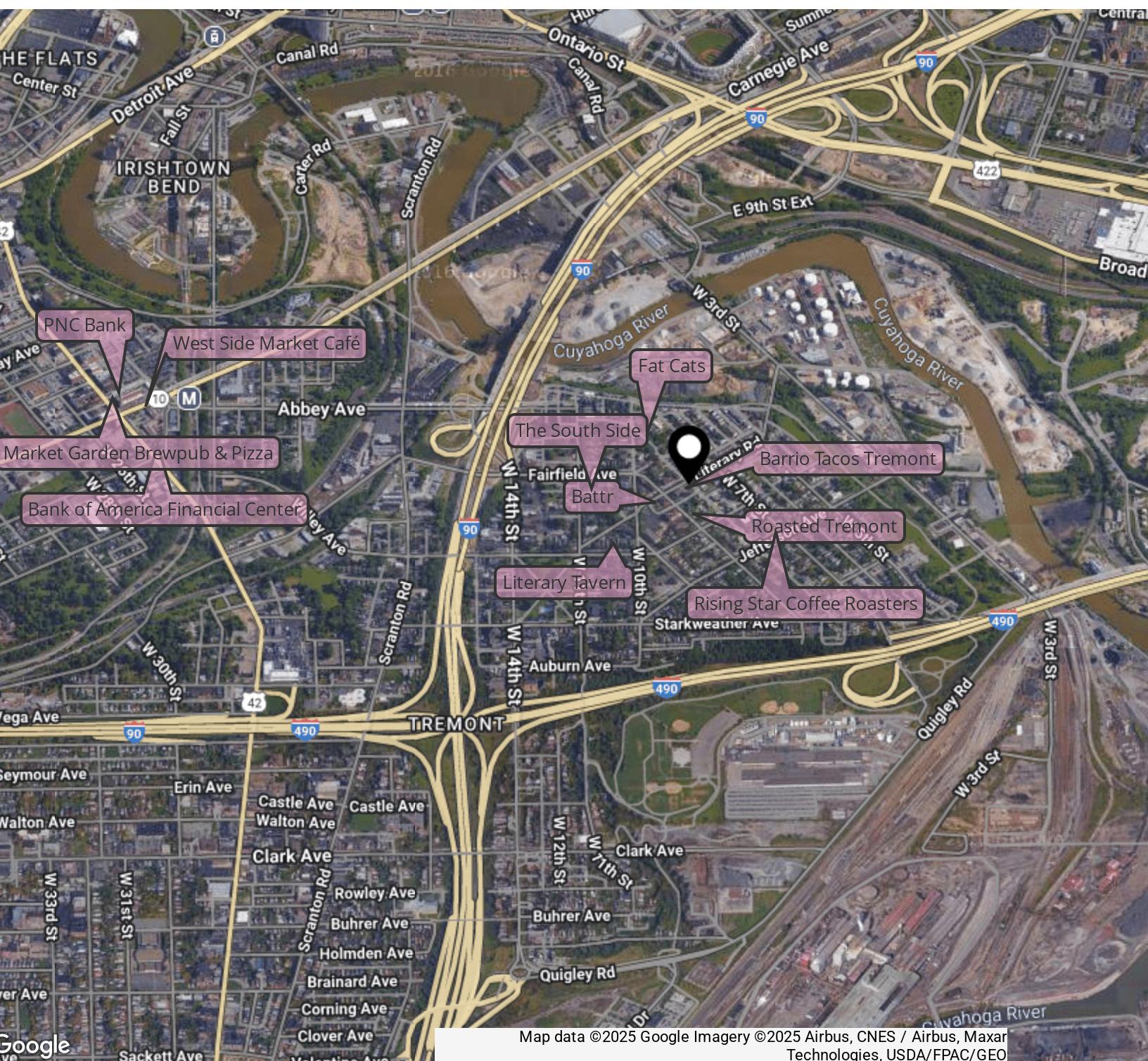
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Location Map



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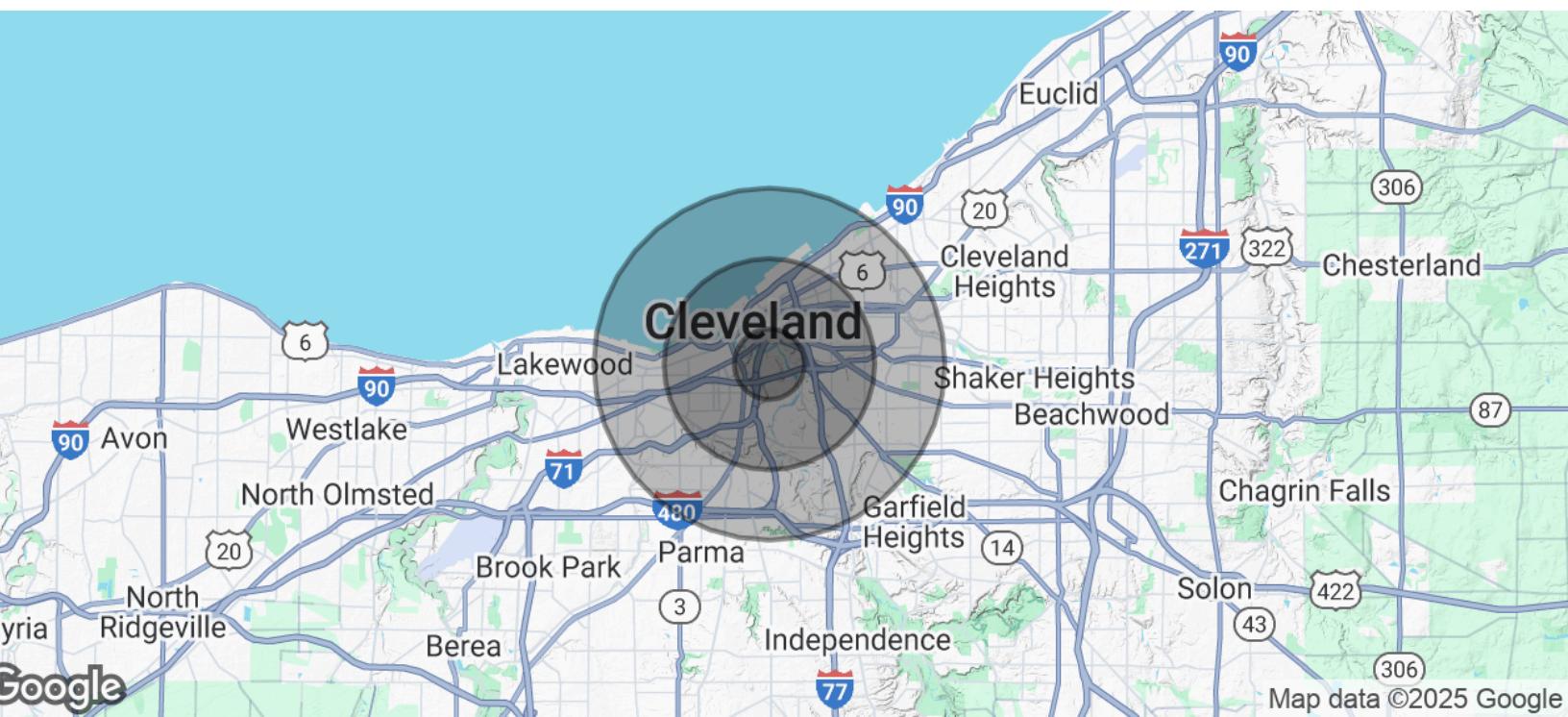
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Demographics Map & Report



Map data ©2025 Google

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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