



# OFFICE WAREHOUSE FOR SALE

1211 E. 286th Street, Euclid, OH 44132



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**PASSOV GROUP**  
COMMERCIAL BROKERAGE

# THE OPPORTUNITY

1211 E. 286<sup>th</sup> Street, Euclid, OH 44132

## PROPERTY HIGHLIGHTS

- Easy freeway access
- Quiet and private cul-de-sac
- Strategically positioned in Euclid, Ohio, a first-ring suburb northeast of Cleveland.
- Excellent regional connectivity with easy access to I-90 and SR 2 — major routes serving commuters and freight (nearby industrial properties advertise direct access).

## PROPERTY INFORMATION

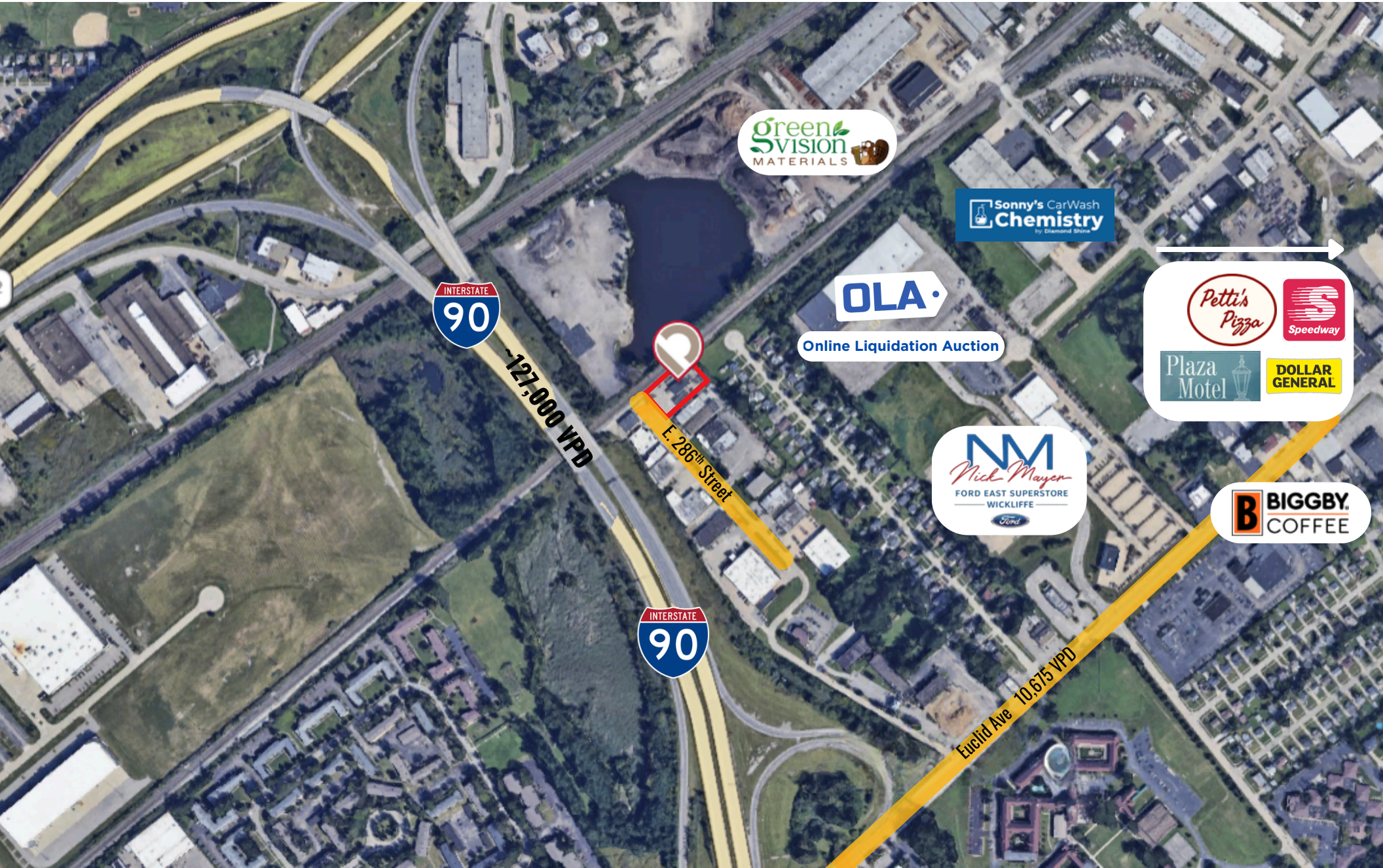
Property Name	Office Warehouse in Euclid, OH
Address	1211 E. 286 <sup>th</sup> Street, Euclid, OH 44132
Acerage	0.266
Primary Frontage	87.3"
Year Built	1967
PPN	648-33-007

AVAILABILITY	SIZE	PRICING
Office Warehouse	2,800 SF	\$349,000



# TRADE AERIAL

1211 E. 286<sup>th</sup> Street, Euclid, OH 44132



# LOCATION HIGHLIGHTS

1211 E. 286<sup>th</sup> Street, Euclid, OH 44132

- Strategically positioned in Euclid, Ohio, a first-ring suburb northeast of Cleveland.
- Excellent regional connectivity with easy access to I-90 and SR 2 — major routes serving commuters and freight
- Proximity to Cleveland broadens commuter and business access — roughly 15 minutes to downtown Cleveland.
- Located in a corridor with existing industrial and commercial properties on E. 286th Street.
- A mix of legacy industrial, service, and neighborhood retail supports daily needs.

## Local Dining & Entertainment (Minutes Away)

- Gram Gram's Soulfood
- Whistle Stop Tavern
- Mama Catena Vino e' Cucina
- Collision Bend Brewing Company
- Nectar of the Tupelo Euclid and Bar 23



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