

FOR SALE



632 Cleveland St

Elyria, OH 44035



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Property Summary

FOR SALE



PROPERTY DESCRIPTION

Prime mixed-use building at a high-traffic, signalized corner (Cleveland Rd & N. Abbe Rd) offering excellent visibility and strong commercial presence. The first-floor office/retail suite is ideal for retail, medical, legal, or personal services, with multiple private offices and two large meeting/reception areas. A one-bedroom unit on the main level produces \$700/month (month-to-month).

The second floor features a three-bedroom apartment rented at \$900/month (month-to-month), providing immediate income with value-add potential. The lower level, previously used as residential, includes additional kitchens, bathrooms, and large open areas suitable for future conversion or storage.

Property highlights include separate utilities, central air, vinyl windows, on-site laundry, and parking for 23 vehicles. Excellent owner-user or investment opportunity with multiple income streams and convenient access to major roads and highways.

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OFFERING SUMMARY

Sale Price:	\$209,000
Lot Size:	16,723 SF
Building Size:	3,588 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	360	1,126	3,720
Total Population	820	2,471	8,092
Average HH Income	\$71,148	\$73,907	\$72,159



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LOCATION DESCRIPTION

Located just minutes from downtown Elyria, this property sits in a high-visibility commercial corridor surrounded by established retailers, professional services, and dense residential neighborhoods. The area offers strong daytime traffic with nearly 600 local businesses and over 10,000 employees within a 1-mile radius, including retail, healthcare, manufacturing, and service-sector employers.

The site benefits from steady population growth—projected to increase more than 4% over the next five years—and a stable homeowner base, creating consistent demand for both commercial and residential uses.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- High-traffic signalized corner with excellent visibility (Cleveland Rd & N. Abbe Rd).
- Flexible first-floor office/retail space ideal for medical, legal, retail, or personal services.
- Two residential units generating immediate income (\$700 + \$900 month-to-month).
- Value-add potential with additional lower-level kitchens, baths, and open areas.
- Strong building infrastructure: separate utilities, central air, vinyl windows, laundry.
- Ample on-site parking for approximately 23 vehicles.



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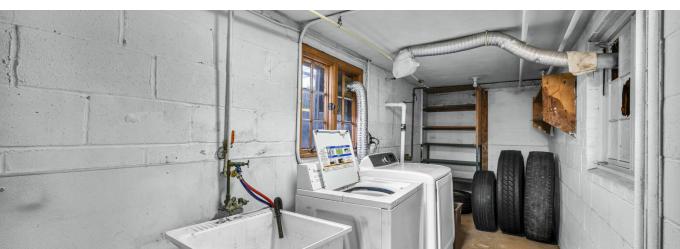
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Additional Photos

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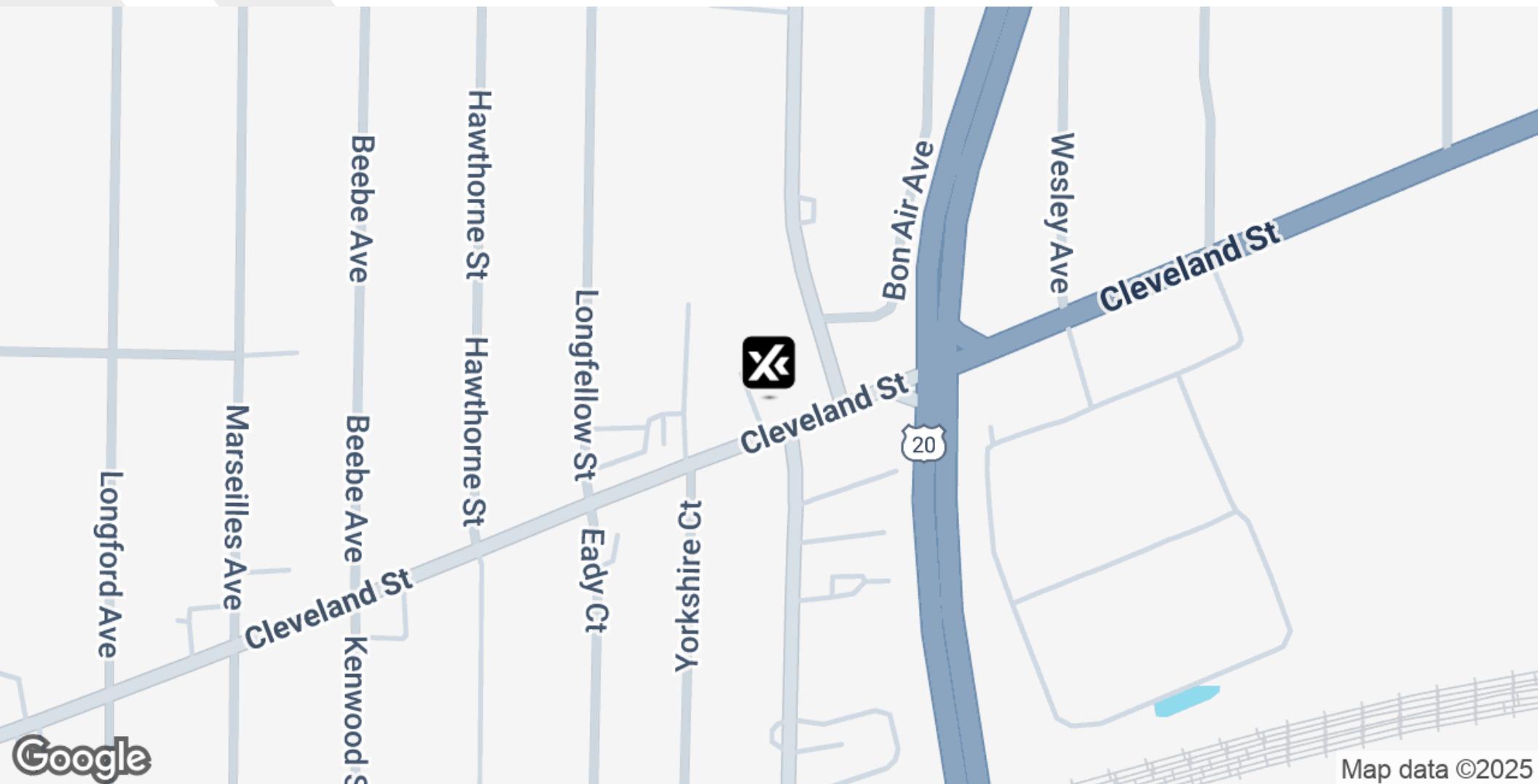
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Location Map

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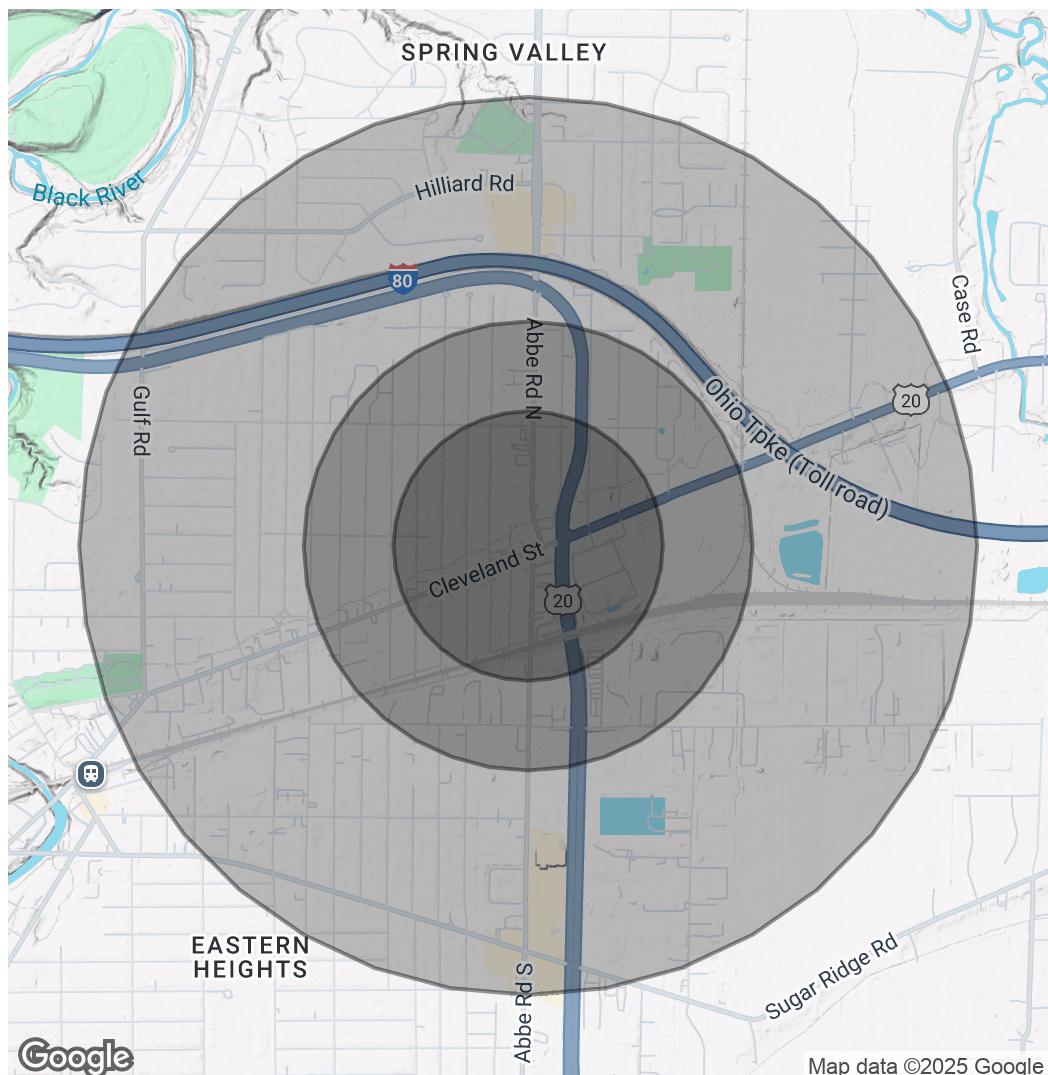
Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	820	2,471	8,092
Average Age	40	41	42
Average Age (Male)	38	40	40
Average Age (Female)	41	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	360	1,126	3,720
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$71,148	\$73,907	\$72,159
Average House Value	\$134,973	\$127,093	\$133,198

Demographics data derived from AlphaMap



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