

# Great Location Investment Opportunity

For Sale | 3456 W. 117<sup>TH</sup> Street, Cleveland, Ohio 44102







## Executive Summary

This is a unique opportunity to invest in an improving neighborhood that is popular with renters. The 6-unit property with first floor retail is well-maintained and well-located, resulting in high historic occupancy. The deep rental market in this neighborhood provides for shorter term vacancies and the ability to push rents up to market rates more quickly. In addition, the rising tide of the neighborhood is home to many new food, lifestyle, and entertainment areas, and has attracted significant investment in recent years.

### What Other Experts Are Saying...

Cleveland is one of the most recession-resistant markets in the U.S., according to Crain's Cleveland Business. Successful real estate investors know how to make money in any market cycle, which is one reason people are investing in Cleveland rental property.

total rentable area  
**6,238 SF**

year built  
**1920**

occupancy  
**100%**

neighborhood  
**Jefferson**

asking price  
**\$500,000**





First Floor Restaurant Space

# HIGHLIGHTS

- Located in the busy Lorain Avenue-W. 117th Street district
- Fully occupied with below market rents
- Less than a 10 minute drive from Lake Erie and Downtown Cleveland
- Two (2) RTA rapid stops
- Excellent access to I-90, I-71, I-480, and Cleveland Hopkins Airport
- Home to Assad's Mediterranean Cuisine, Chef Carolyn's Exotic Cuisine, Der Braumeister, Hawana's Sweets & Kitchen, Himalayan Restaurant, Primoz Pizza, and Tapatias Taqueria

## QUICK SPECS

Address	3456 W. 117th Street, Cleveland, Ohio 44102
Parcel	01804180
Year Built	1920
Building Size	6,238 SF
Site Size	0.10 AC
Floors	Two (2)
# of Units	Two 2 Bed/1 Bath Four 1 Bed/1 Bath One Restaurant
Parking	Street Parking
Roof Type	Flat
Heat	Gas Boiler
A/C	Window Units
Elevators	Walk Up





# NEIGHBORHOOD

## Jefferson Neighborhood of Cleveland, Ohio

Cleveland is a dynamic city on the shores of Lake Erie, known for its rich industrial history, vibrant arts scene, and diverse neighborhoods. Among these, the Jefferson neighborhood—nestled just off W. 117th Street on the city's west side—offers a unique blend of urban convenience and residential charm. With tree-lined streets, historic homes, and close proximity to parks, shops, and restaurants, Jefferson is a tight-knit community that reflects the character and resilience of Cleveland as a whole.



## Things To Do

**Explore Impett Park** – A spacious neighborhood park featuring sports fields, a playground, and walking paths—perfect for families or a casual afternoon outdoors.

**Grab a Bite on Lorain Avenue** – Discover a mix of local eateries and international cuisine along Lorain, including authentic Latin American and Middle Eastern spots.

**Catch a Show at the Near West Theatre** – Located nearby in the Gordon Square Arts District, this community theater offers vibrant productions with a local flair.

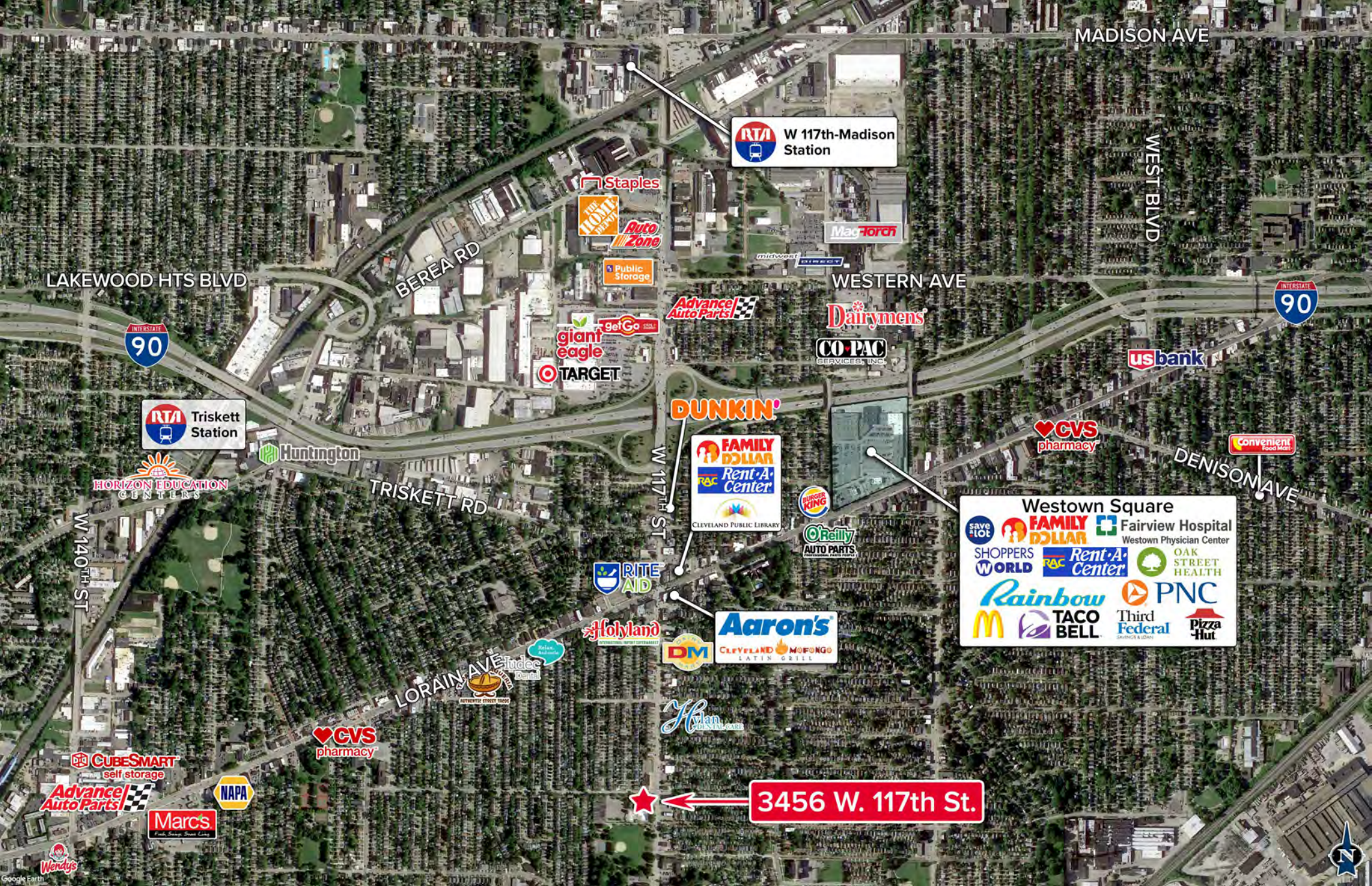
**Shop at the West Side Market** – Just a short drive away, this historic indoor/outdoor market offers fresh produce, baked goods, meats, and global specialties.

**Take a Stroll Through Kamms Corners** – A charming nearby district with Irish pubs, boutique shops, and seasonal events that showcase Cleveland's west side culture.

**Visit Edgewater Park** – Enjoy lakefront views, beach access, walking trails, and picnicking areas—ideal for relaxing or watching the sunset over Lake Erie.







**325,371**  
Population  
(2025 | 5 Mile)

**37.7**  
Median Age  
(2025 | 5 Mile)

**150,990**  
Households  
(2025 | 5 Mile)

**\$89,914**  
Household Income  
(2025 | 5 Mile)

**12,003**  
Total Businesses  
(2025 | 5 Mile)

**133,164**  
Total Employees  
(2025 | 5 Mile)



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## Offering Memorandum Teaser

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