

MULTIFAMILY ZONED LAND FOR SALE

DEVELOPMENT OPPORTUNITY

West 19th Street | Cleveland

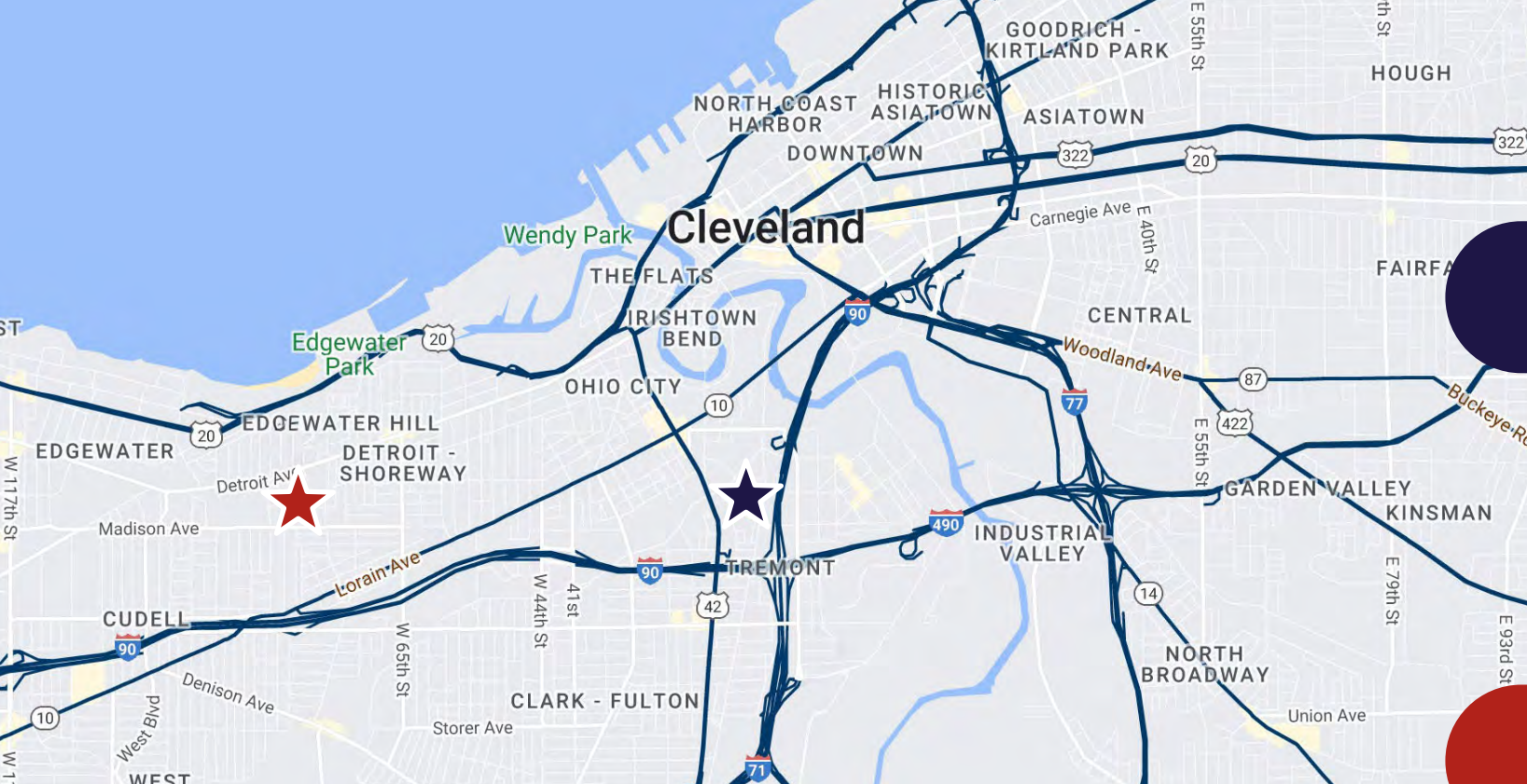
Franklin Apartments | Cleveland

South Pointe on the River | Fairport Harbor



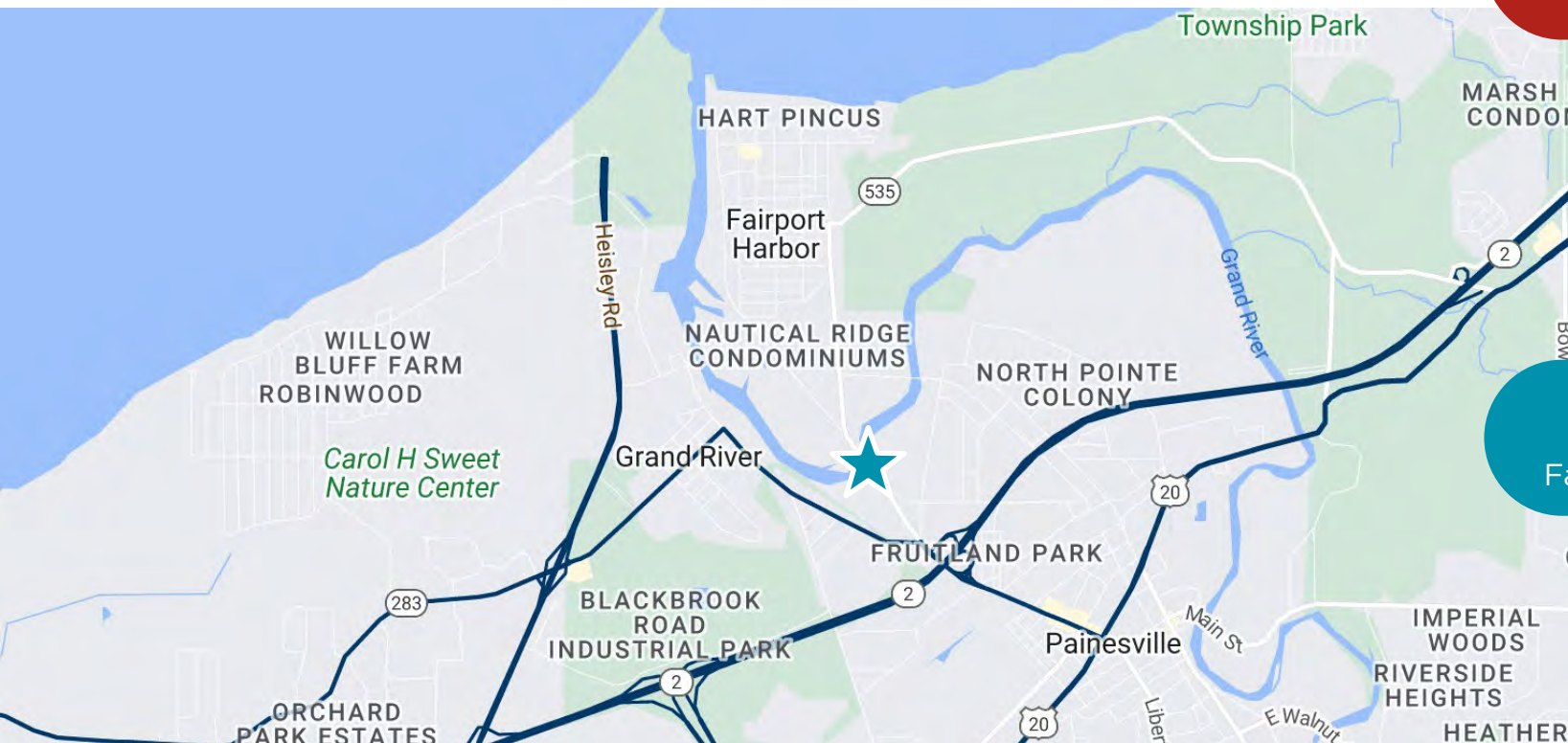
CUSHMAN &
WAKEFIELD

CRESCO
Real Estate



West 19th Street
West 19th Street
Cleveland, Ohio 44134

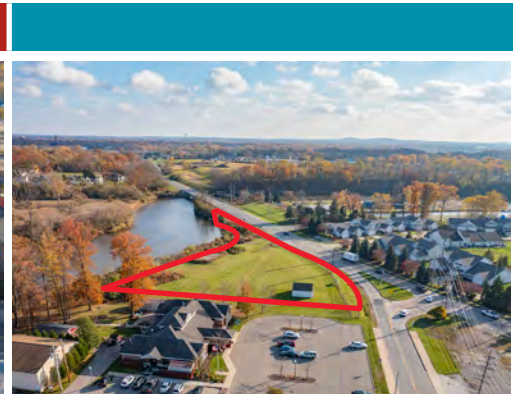
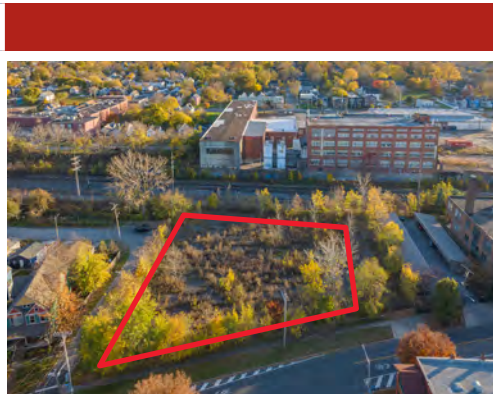
Franklin Apartments
8001 Franklin Blvd
Cleveland, Ohio 44102



South Pointe on the River
1380 High Street
Fairport Harbor, Ohio 44077

PORTFOLIO SUMMARY

MULTIFAMILY ZONED LAND



Name	West 19th Street	Franklin Apartments	South Pointe on the River
Address	West 19th Street	8001 Franklin Blvd	1380 High Street
City	Cleveland	Cleveland	Fairport Harbor
Zip	44134	44102	44077
Parcel	004-25-052	002-21-051	14-A-025-O-00-009-O
Size	0.38 AC	0.88 AC	4.46 AC
Units Planned	Townhomes	62 apartment units	18 townhomes, 3 homes
Price	\$399,000	\$499,000	\$450,000

MULTIFAMILY ZONED LAND

West 19th Street

West 19th Street
Cleveland, Ohio 44134





West 19th Street

West 19th Street, Cleveland, Ohio 44134

004-25-052

Parcel #

0.38 AC

Size

Townhomes

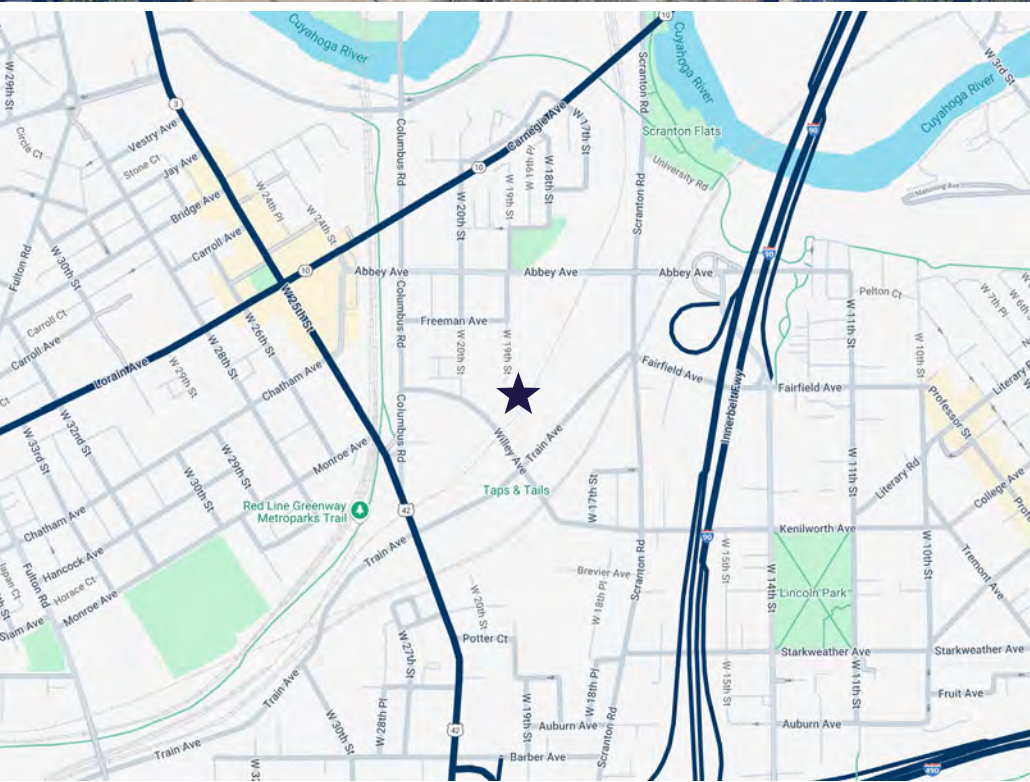
Proposed Units

\$399,000

Sale Price

Comments

- Developer townhome plan
- Close to Tremont, Ohio City, and Downtown Cleveland



Conceptual Site Plan

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, BR KNEZ CONSTRUCTION INC. THROUGH BOJAN R. KNEZ, ITS MANAGER, OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AND PLAT SHOWN.

IN WITNESS WHEREOF, BR KNEZ CONSTRUCTION INC. THROUGH BOJAN R. KNEZ, ITS MANAGER HAS HERETO SET ITS HAND

AT _____, OHIO,

THIS _____ DAY OF _____, 2022.

BY: _____

BR KNEZ CONSTRUCTION INC. THROUGH BOJAN R. KNEZ, ITS MANAGER

NOTARY PUBLIC

STATE OF OHIO

COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, BR KNEZ CONSTRUCTION INC. THROUGH BOJAN R. KNEZ, ITS MANAGER WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO,

THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC

THIS IS AN ACKNOWLEDGEMENT CLAUSE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES SHOWN HEREON, AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. MONUMENTS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON.

Michael P. Spellacy
MICHAEL P. SPELLACY P.S. #9169 DATE 08/29/2022



Lot Split of Block C of West Nineteen Subdivision Phase 2

BEING A LOT SPLIT OF BLOCK C OF WEST NINETEEN SUBDIVISION PHASE 2 AS SHOWN BY PLAT RECORDED AS AFN 201906030650 OF CUYAHOGA COUNTY RECORDS AND CREATING BLOCKS D AND E SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA, AND STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL BROOKLYN TOWNSHIP LOT 87 AUGUST 29, 2022 SCALE 1 INCH = 30 FEET

APPROVALS

THIS LOT SPLIT AND PLAT ARE ACCEPTED AND APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF CLEVELAND, OHIO THIS _____ DAY OF _____, 2022

JOYCE PAN HUANG - PLANNING DIRECTOR

THIS LOT SPLIT AND PLAT ARE ACCEPTED AND APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF CLEVELAND, OHIO THIS _____ DAY OF _____, 2022

RICHARD SWITALSKI - PLATTING COMMISSIONER

OWNERSHIP NOTES

SIL 14
0.0184 Acres
PPN 004-25-040
KARA A OBERGEPFELL
AFN 202201060419

SIL 15
0.0184 Acres
PPN 004-25-041
DOUGLAS MARK &
KAREN E. STEVENSON
AFN 202110290181

SIL 16
0.0184 Acres
PPN 004-25-042
JESSICA F. ICE &
STEPHEN N. MACHER
AFN 202108100634

SIL 17
0.0184 Acres
PPN 004-25-043
PAUL BURES
AFN 202204040124

SIL 18
0.0184 Acres
PPN 004-25-044
B.R. KNEZ
CONSTRUCTION INC.
AFN 202106060479

OWNERSHIP NOTES

SIL 19
0.0184 Acres
PPN 004-25-045
B.R. KNEZ
CONSTRUCTION INC.
AFN 202104060479

SIL 20
0.0184 Acres
PPN 004-25-046
TAMANNA K. SINGH
AFN 202203070115

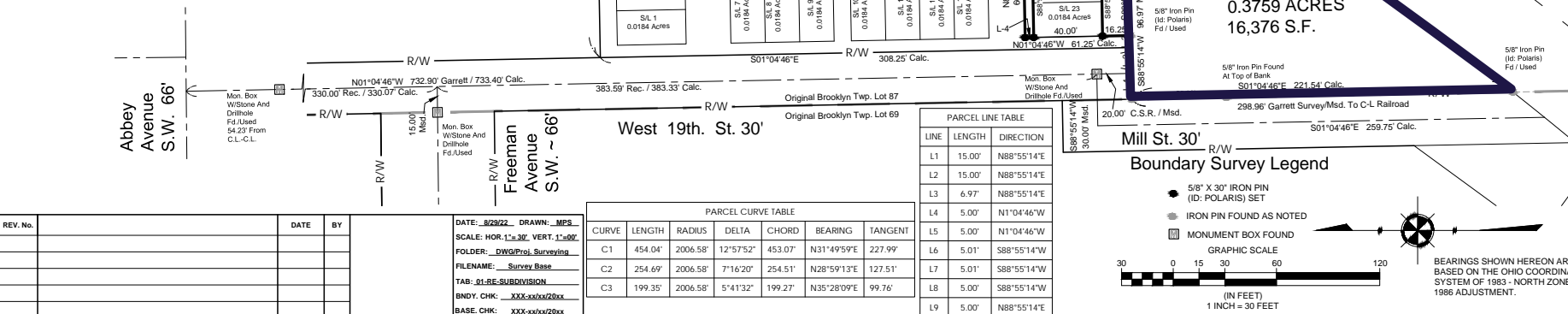
SIL 21
0.0184 Acres
PPN 004-25-047
B.R. KNEZ
CONSTRUCTION INC.
AFN 202106060479

SIL 22
0.0184 Acres
PPN 004-25-048
B.R. KNEZ
CONSTRUCTION INC.
AFN 202106060479

SIL 23
0.0184 Acres
PPN 004-25-049
B.R. KNEZ
CONSTRUCTION INC.
AFN 202106060479

BLOCK D
0.8314 ACRES
(36,215 S.F.)
REMAINING
AFTER LOT SPLIT

BLOCK E
0.3759 ACRES
16,376 S.F.

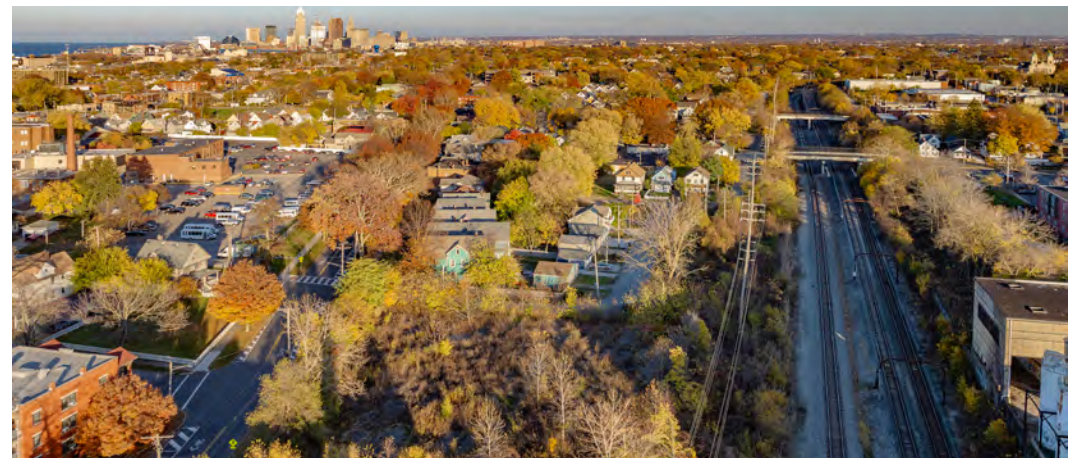




MULTIFAMILY ZONED LAND

Franklin Apartments

8001 Franklin Blvd
Cleveland, Ohio 44102



Franklin Apartments

8001 Franklin Blvd, Cleveland, Ohio 44102

002-21-051

Parcel #

0.88 AC

Size

62 Apartments

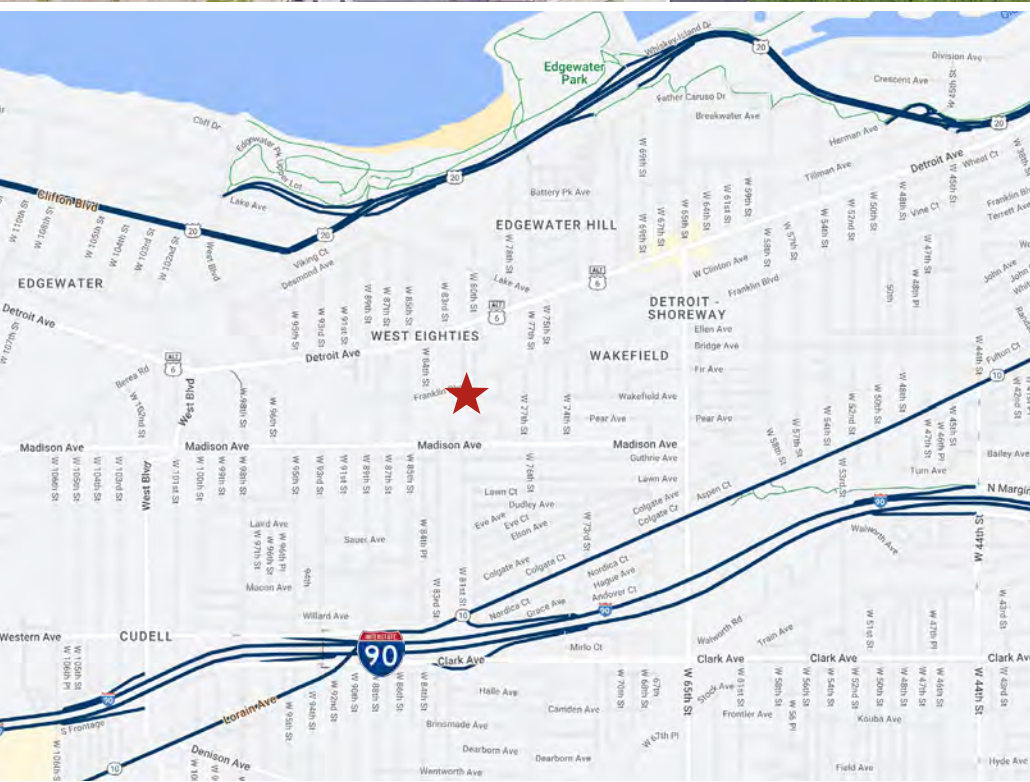
Proposed Units

\$499,000

Sale Price

Comments

- Developer has apartment plan or townhome plan
- 62 apartments possible
- Close to Edgewater Park, Lakewood, and Gordon Square



Conceptual Site Plan

PROJECT DATA

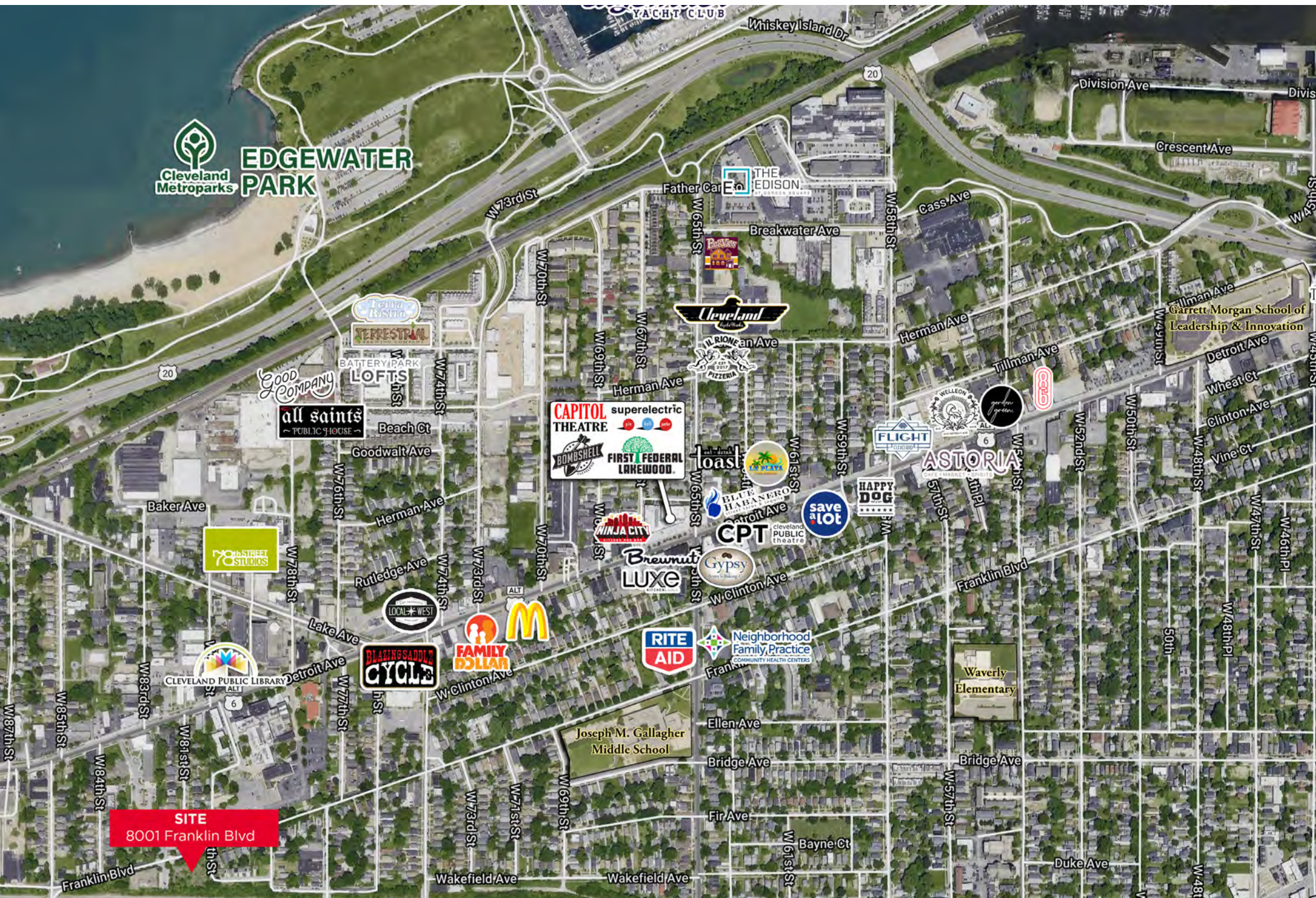
APARTMENT BLDG.

STORIES	5
UNITS	62
STUDIO	8
1 BEDROOM	30
2 BEDROOM	24

AREAS

TOTAL AREA	61,500 GSF
GSF PER FLOOR	12,300 GSF
RENTABLE AREA	51,000 RSF





MULTIFAMILY ZONED LAND

South Pointe on the River

1380 High Street,
Fairport Harbor, Ohio 44077





FRONT ELEVATION



LEFT ELEVATION

South Pointe on the River

1380 High Street, Fairport Harbor, Ohio 44077

00407144

Parcel #

4.46 AC

Size

18 townhomes, 3 homes

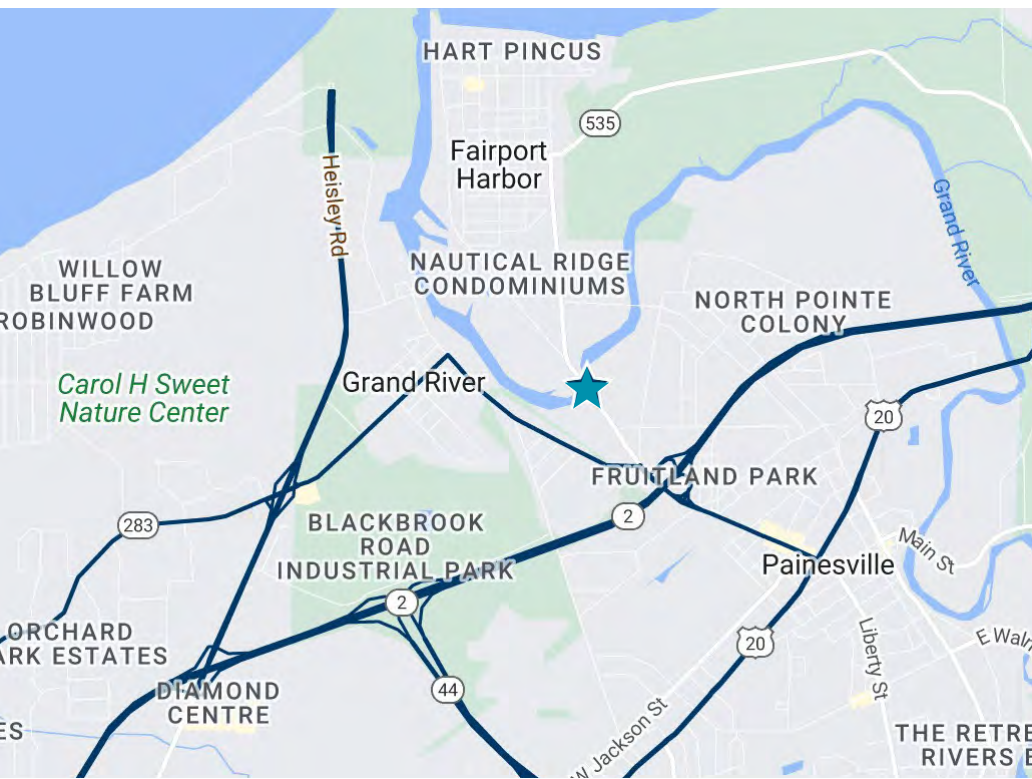
Proposed Units

\$450,000

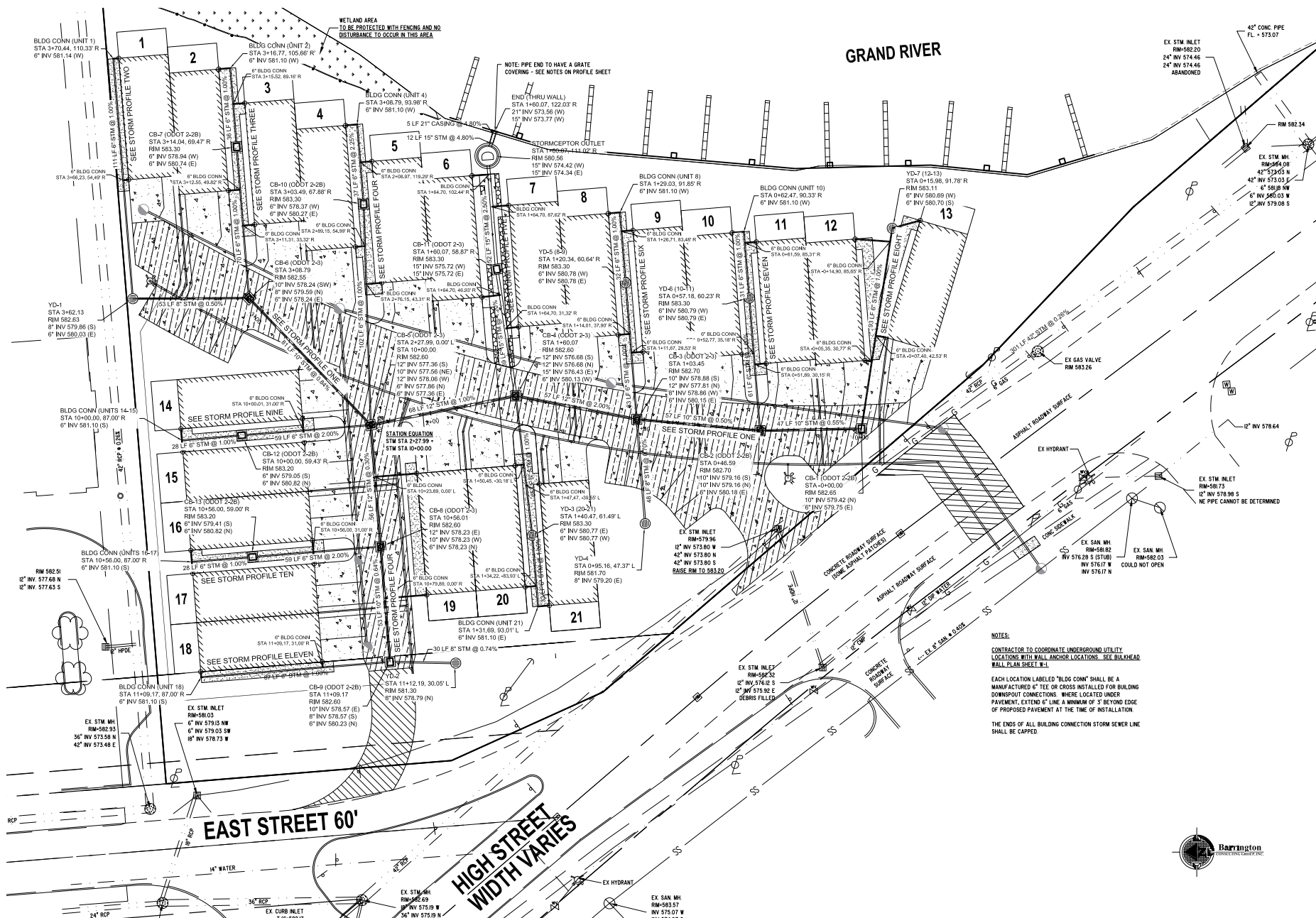
Sale Price

Comments

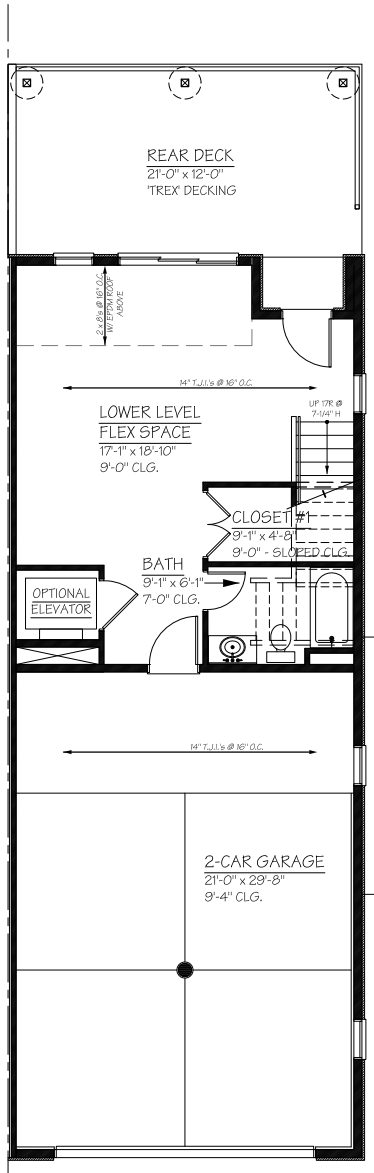
- Fully approved development plan by the city.
- 18 townhomes 3 single family homes.
- Schematic architectural plans In hand
- Waterfront property sitting on Grand River
- Walkable to Fairport Harbor shops and restaurants
- Easy access to State Route 2



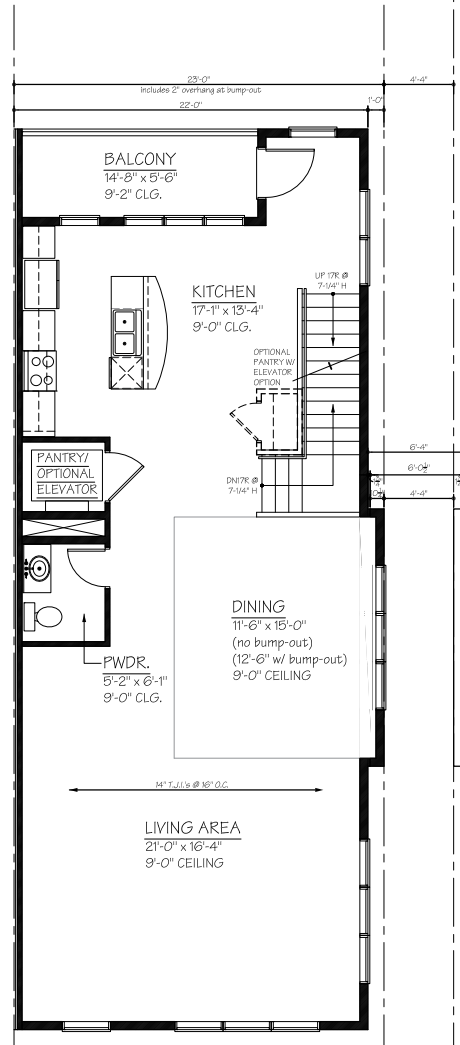
GRAND RIVER



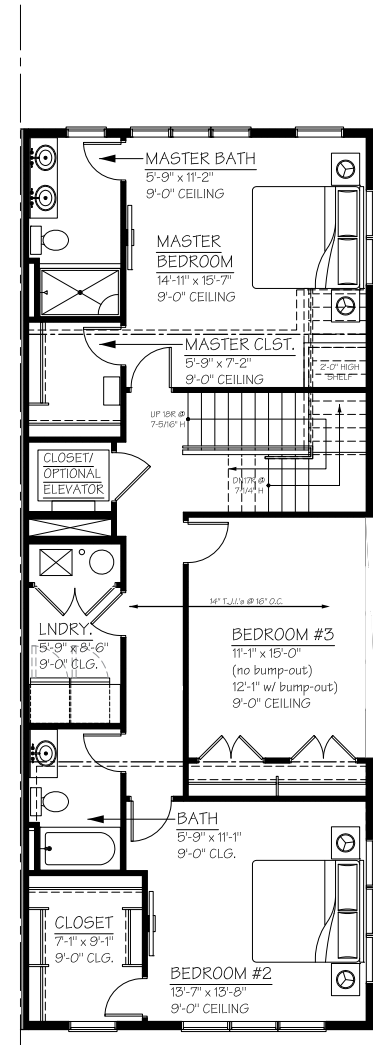
Floor Plans



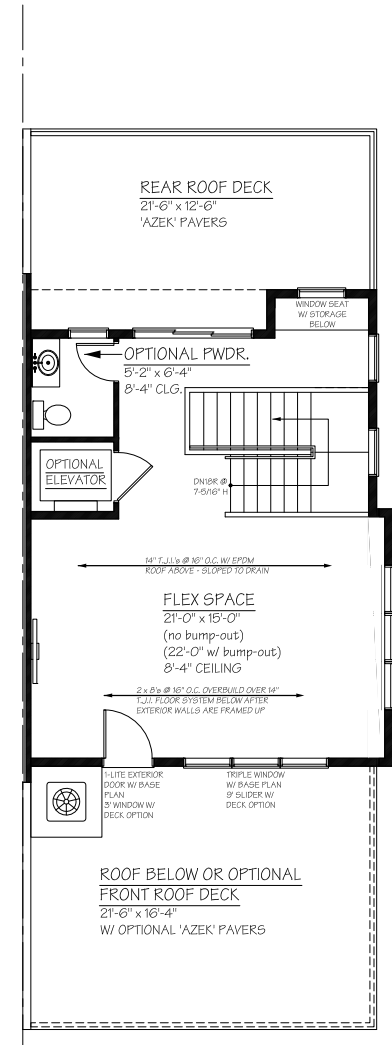
Entry Level - 546 square feet



Main Living Level - 1,165 square feet



Bedroom Level - 1,248 square feet



Penthouse Level - 544 square feet



MULTIFAMILY ZONED LAND FOR SALE

DEVELOPMENT OPPORTUNITY

DAVID LEB

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dleb@crescorealestate.com

CONOR COAKLEY

Senior Vice President
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