

THE HISTORIC S.N. NELSON BLOCK BUILDING

Mixed-Use Conversion Opportunity at 1468 W. 25th Street, Cleveland, OH 44113





Future Irishtown Bend

OHIO CITY



Executive Summary

The Historic S.N. Nelson Block building, located at 1468 W. 25th Street in the heart of Ohio City, offers a prime location with views of the under-construction Irish Town Bend park and the Cuyahoga River. This 3-story building features 77 feet of frontage on W. 25th Street and extends 174 feet deep. Additionally, the property includes an 20-car surface lot on its north side. Notably, the building is situated within a Qualified Opportunity Zone and is eligible for Historic Tax Credits, enhancing its appeal for investment. The building presents an excellent opportunity for conversion into hospitality, office, or residential spaces.

Asking Price: \$1,400,000

of buildings
Two (2)

of floors
Three (3)

building size
12,560 SF

year renovated
1996

land area
0.305 AC

parking spaces
20



SITE POTENTIAL

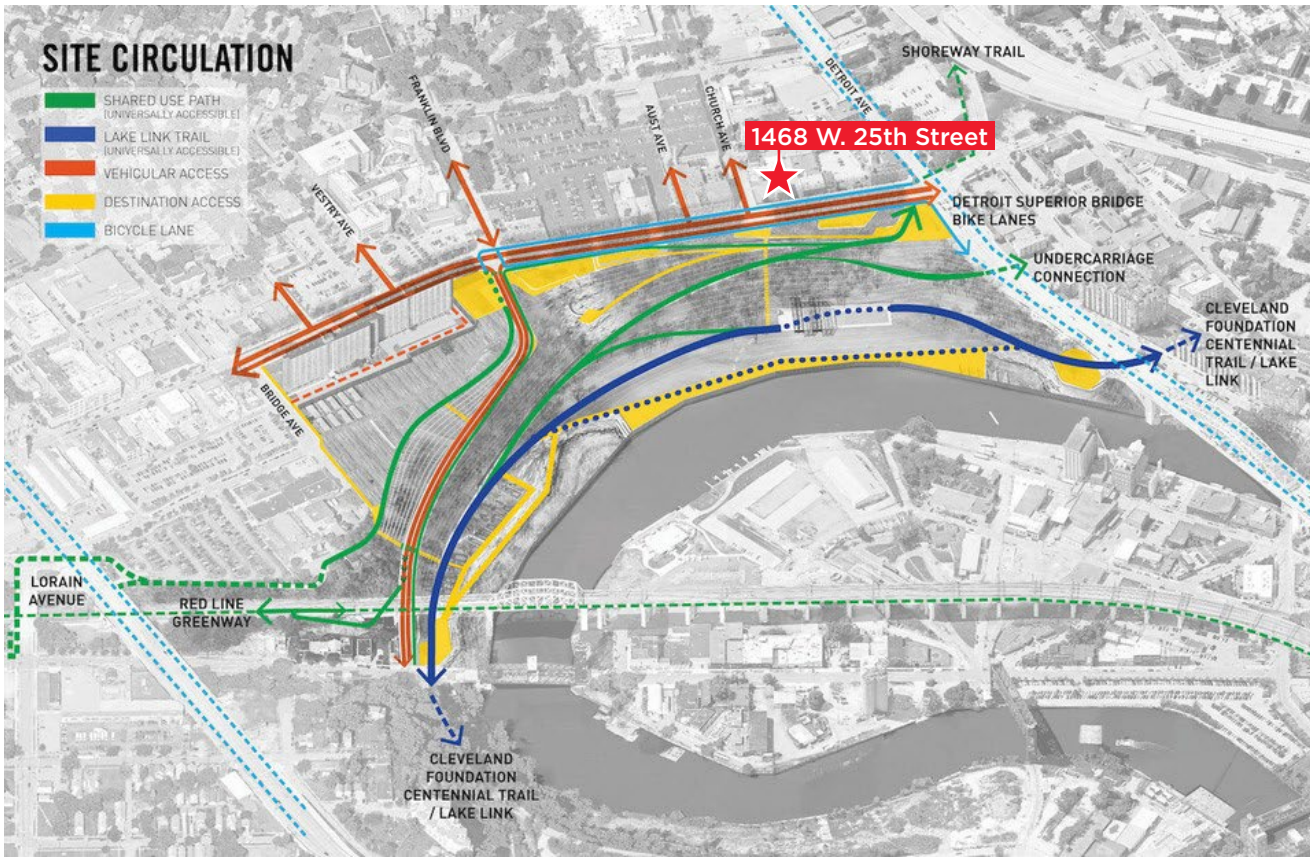
The Hulett Hotel is a 32 room boutique hotel. It's design takes inspiration from the mechanical ore unloaders devised by the Cleveland inventor Georges Hulett that populated the great Lakes during the region's industrial prime. The existing 19th century three-story brick building is retrofitted and augmented by a four-story weathering steel clad structure.

The 2,000 SF renovation of this historic structure features the existing 2,500 SF mural painted by London based artist as part of the Cleveland Foundation's Creative Fusion Project.





AREA DEVELOPMENT



Irishtown Bend:

The city of Cleveland has plans to redevelop Irishtown Bend, a 17-acre area in Cleveland that has potential to become a remarkable urban park. The vision for the park combines local and regional interests, aiming to serve both the neighborhood and attract visitors from the wider region. The plan includes various features such as playgrounds, historical and ecological areas, and scenic viewpoints of the downtown skyline. Collaboration between multiple organizations including Ohio City Inc., the Port of Cleveland, the City of Cleveland, and LAND Studio has been crucial in shaping the \$125,000 plan. The park's development is seen as integral to stabilizing the hillside and leveraging recreational trails in the region. Entry plazas, cultural centers, and recreational facilities are planned, with an emphasis on commemorating the area's history and ecology. The project aims to revitalize the area while addressing environmental concerns and fostering community involvement.

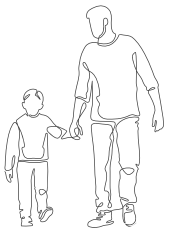


OHIO CITY

Ohio City, one mile west of Downtown Cleveland, is buzzing with energy. In this trendy neighborhood, there's always something going on, especially on West 25th Street. This street is lined with popular dining from high-end cocktail bars and beer gardens to farm-to-table restaurants and unbeatable entertainment hubs with Ohio City's signature artsy feel. One of the most notable landmarks is the 100-year-old West Side Market. With over one million visitors annually, the West Side Market is loved by tourist and locals, with all the fresh meats, cheeses, fruits, veggies, baked goods, flowers, gifts, and crafts from over 100 locally owned and independent businesses. Rated the #2 suburb in Cleveland, Ohio City is home to over 250 local businesses, 60 of which are new in the last three years.

MAIN ATTRACTIONS

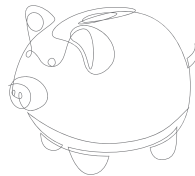
- West Side Market
- Mason's Creamery
- Pins
- Forest City Shuffleboard
- Great Lakes Brewery
- Ohio City Farm



10,305
population



5,345
households



\$76,339
avg hh income



589
businesses



7,041
employees

Offering Memorandum

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