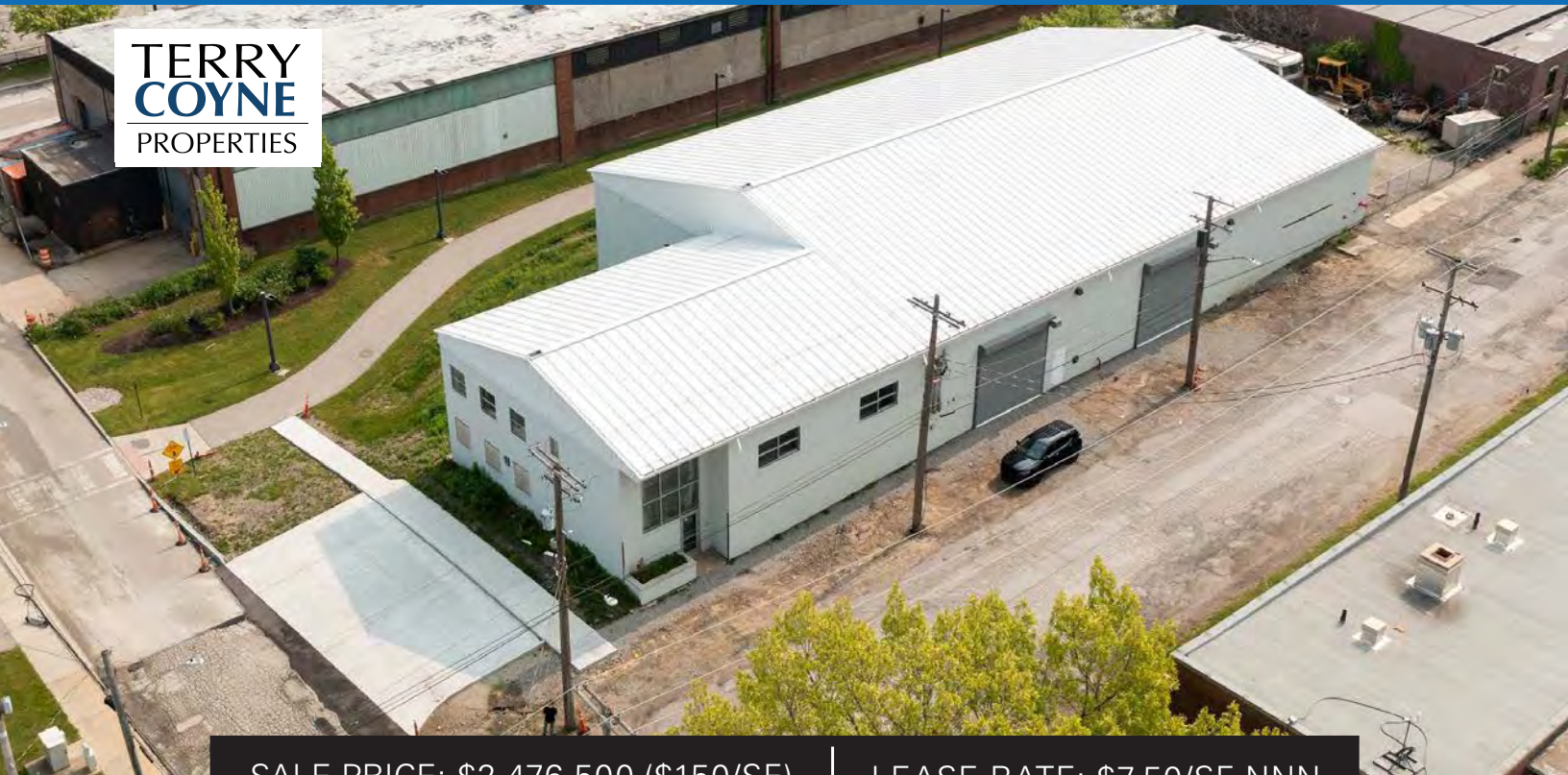


# AVAILABLE FOR SALE OR LEASE

16,150 SF MULTI-USE RENOVATED BUILDING

2424 Mulberry Avenue | Cleveland, Ohio

**TERRY  
COYNE**  
PROPERTIES



SALE PRICE: \$2,476,500 (\$150/SF)

LEASE RATE: \$7.50/SF NNN



## BUILDING SIZE

16,150 SF BUILDING  
SITUATED ON .38 ACRES



## LAYOUT

OPEN SPACE FEATURING NO  
COLUMNS



## COMPLETE RENOVATION INCLUDING

- BRAND NEW TIMBER TRUSS ROOF:  
18' CLEAR HEIGHT
- BRAND NEW FLOORING
- NEWLY PAINTED INTERIOR &  
EXTERIOR



## STRATEGIC LOCATION

- MINUTES TO DOWNTOWN  
CLEVELAND, THE FLATS, OHIO CITY,  
HINGETOWN AND WEST SUBURBS
- CLOSE TO STATE ROUTE 2 & I-90

**TERRY COYNE, SIOR, CCIM**

Vice Chairman

216.218.0259

Terry.Coyne@nmrk.com

Licensed Real Estate Broker

*Terry* **COYNE**.com

**NEWMARK**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



# ADDITIONAL HIGHLIGHTS

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## POTENTIAL USES

Recreation or Party Center | Bar | Brewery | Restaurant | Ghost Kitchen | Gym  
Yoga | Cycle | Pickle Ball | Sports Complex | Retail | Meeting Space | Office



## BUILDING FACTS

- Wet sprinklered
- 25 dedicated parking spaces in addition to street parking
- Building will be completely renovated by the owner
- Garage doors can serve as loading entry or open for retail feature



## COOL PRIME LOCATION

- Located in an up and coming area in Flats West Bank
- Next to the Cleveland Metroparks Lake Link Trail

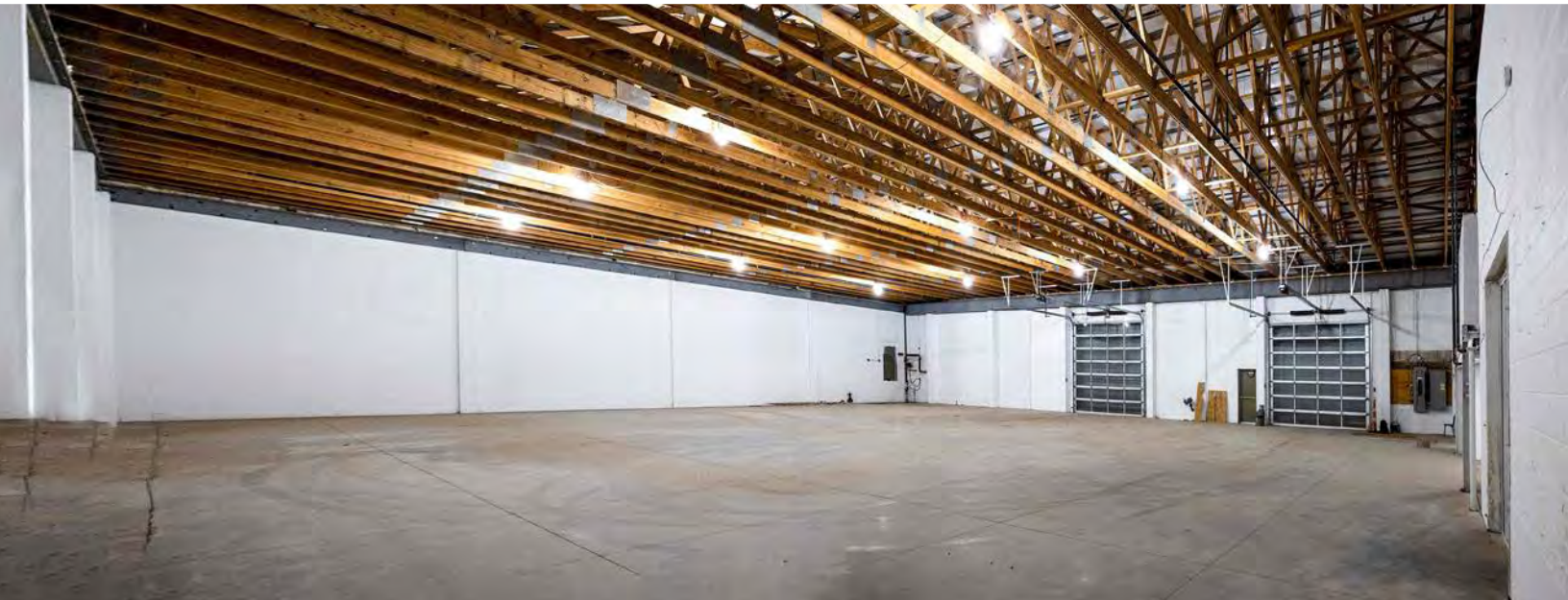


## SUSTAINABILITY:

Using timber for this building reduces its carbon footprint. Sustainable materials make this building energy efficient.

# INTERIOR PHOTOS

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# AERIAL VIEWS

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## DOWNTOWN CLEVELAND



# EXTERIOR VIEWS

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Lake Erie

Wendy Park

Cuyahoga River

WHISKEY ISLAND

Proposed Lake Link Trail



**SITE**

Hemlock Ave.

Center St.

Elm Ave.

Spruce Ave.

Mulberry Ave.

MULBERRY'S

Lake Link Trail

FLATS WEST BANK



**FLATS**  
of  
EAST BANK  
APARTMENTS

FLATS EAST BANK

RTA Waterfront Line

Main Ave.

Center St.

Elm Ave.

Winslow Ave.

APARTMENTS  
AT NAUTICA



Sycamore St.

NAUTICA WATERFRONT DISTRICT

STONEBRIDGE  
APARTMENTS

STONEBRIDGE  
CONDOMINIUMS



Heritage Park

Cleveland Memorial Shoreway



WAREHOUSE DISTRICT

RTA Waterfront Line

Cuyahoga River



Settlers Landing

Detroit-Superior Bridge

# NEAR WEST





Property Name	The Quarter
Status	Completed
Year Built	2018
Number of Units	194



Property Name	Bridgeworks
Status	Construction Starting
Year Built	2022



Property Name	Sincerely Phase III
Status	Under Construction
Year Built	2020
Number of Units	80



Property Name	Church & State
Status	Completed
Year Built	2020
Number of Units	161



Property Name	Sincerely Phase IV
Status	Proposed




Property Name	The Edison at Fordson Square
Status	Completed
Year Built	2017
Number of Units	306



Property Name	The Dexter
Status	Completed
Year Built	2020
Number of Units	119



Property Name	Clinton West Luxury Apartments
Status	Completed
Year Built	2017
Number of Units	81



Property Name	INTRO (formerly Market Square)
Status	Completed
Year Built	2021
Number of Units	290



Property Name	RHP Thunderbird Apartments
Status	Proposed
Number of Units	315



Property Name	Brickhaus
Status	Proposed
Number of Units	300



**DOWNTOWN CLEVELAND**

**IRISHTOWN/BEND**  
Future Park (17 Acres)

**WEST SIDE MARKET**

**OHIO CITY**

**DETROIT SHOREWAY**

**TREMONT**



Edgewater Beach

Edgewater Park

Wendy Park

Detroit Ave.

Lorain Ave.

Carnegie Ave.

Lake Ave.

Detroit Ave.

W. 25TH ST.

West 41st St.

# FLATS/CBD




Property Name	Flats East Bank
Status	Proposed
Number of Units	309



W. 6TH ST. & W. 9TH ST.

**SITE**  
FLATS WEST  
BANK

NAUTICA WATERFRONT DISTRICT




Property Name	The Beacon Apartments
Status	Completed
Year Built	2019
Number of Units	187



Property Name	Harbor Verandas Apartments
Status	Completed
Year Built	2018
Number of Units	16

PUBLIC SQUARE





Property Name	City Club Apartments
Status	Proposed
Year Built	2022
Number of Units	309

**DOWNTOWN CLEVELAND CBD**



Property Name	12th + AVE Condominiums
Status	Under Construction
Year Built	2020
Number of Units	31



Playhouse Square  
The largest performing arts center in the U.S. outside of New York City




Property Name	Avenue Townhomes
Status	Completed
Year Built	2017
Number of Units	16

EAST 4TH STREET




ROCKET Mortgage Fieldhouse



Property Name	mCLES Apartments
Status	Proposed
Number of Units	250

PROSPECTIVE & HURON RD



Property Name	The Lumen Apartments
Status	Completed
Year Built	2020
Number of Units	318



Carnegie Ave.

Prospect Ave.

East 14th St

Huron Rd

Euclid Ave.

W. St. Clair Ave.

East 4th St

Euclid Ave.

Public Square

Superior Ave.

Chester Ave.

W. 6th St

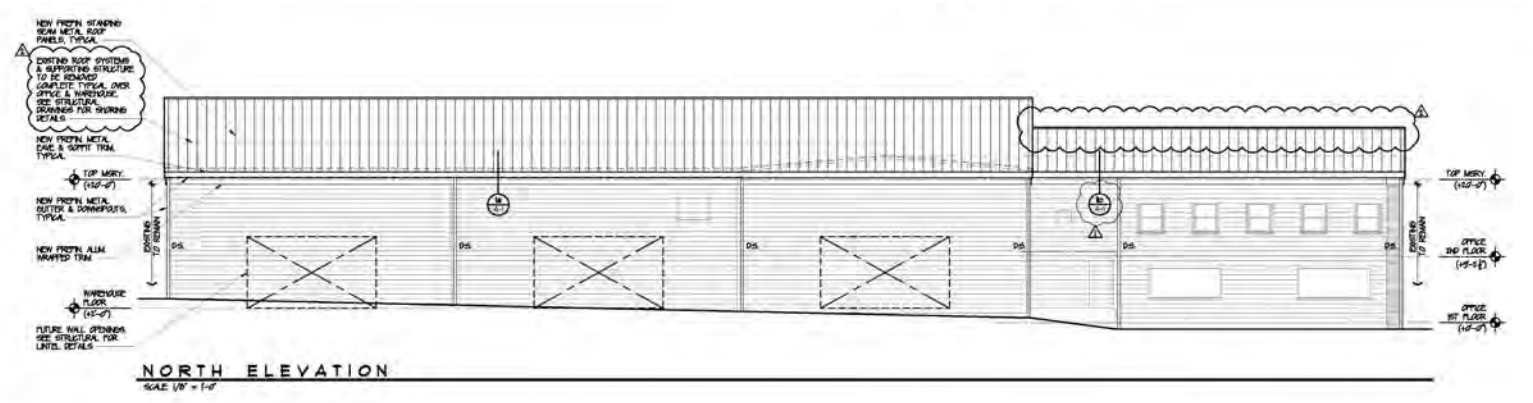
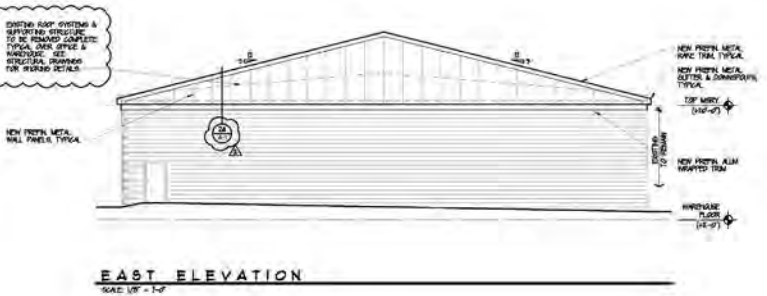
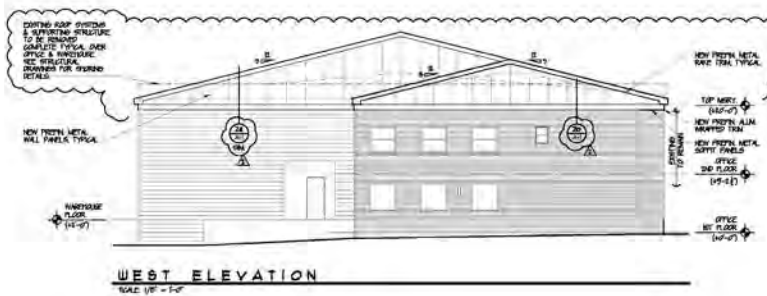
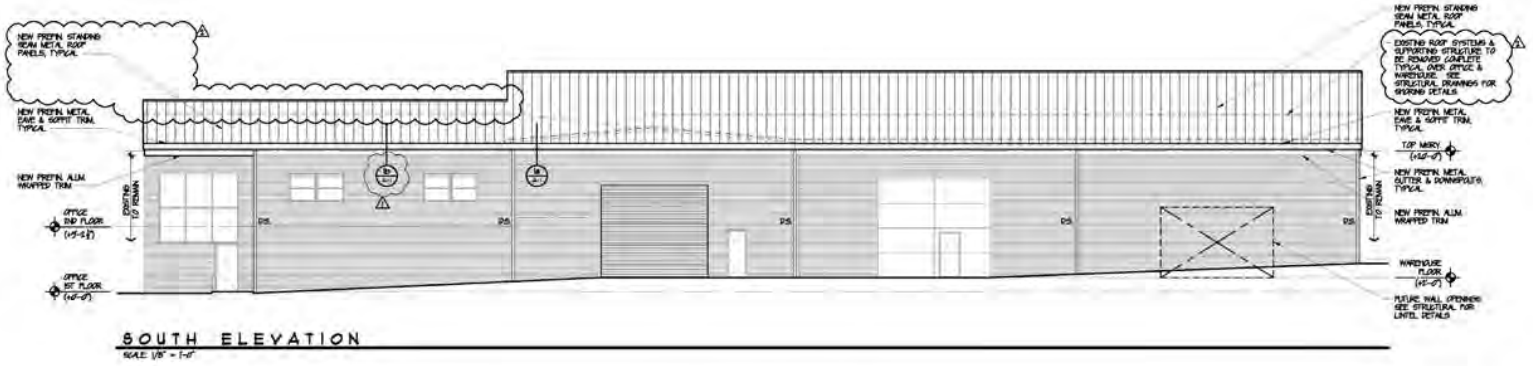
W. 9th St

2

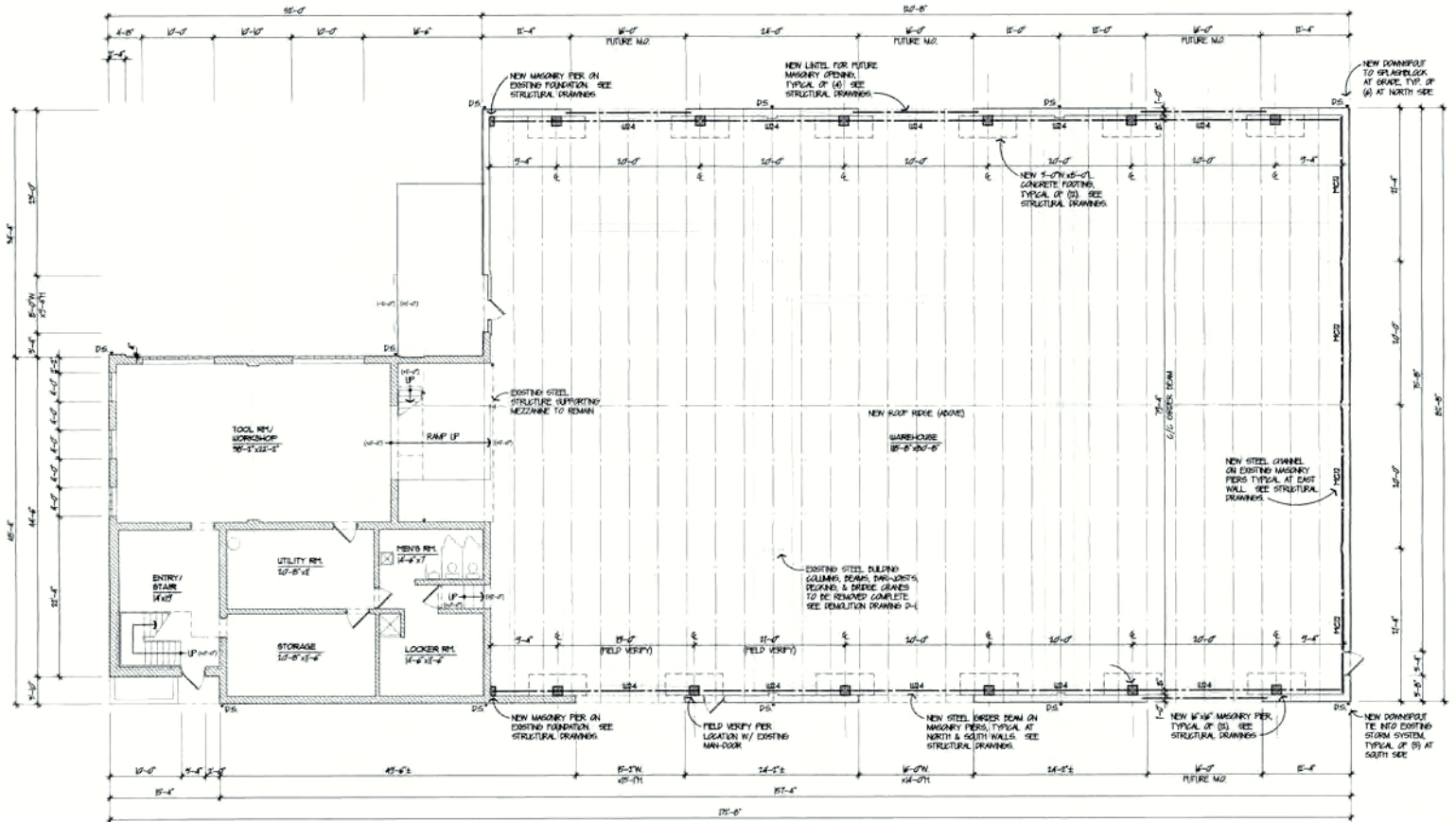
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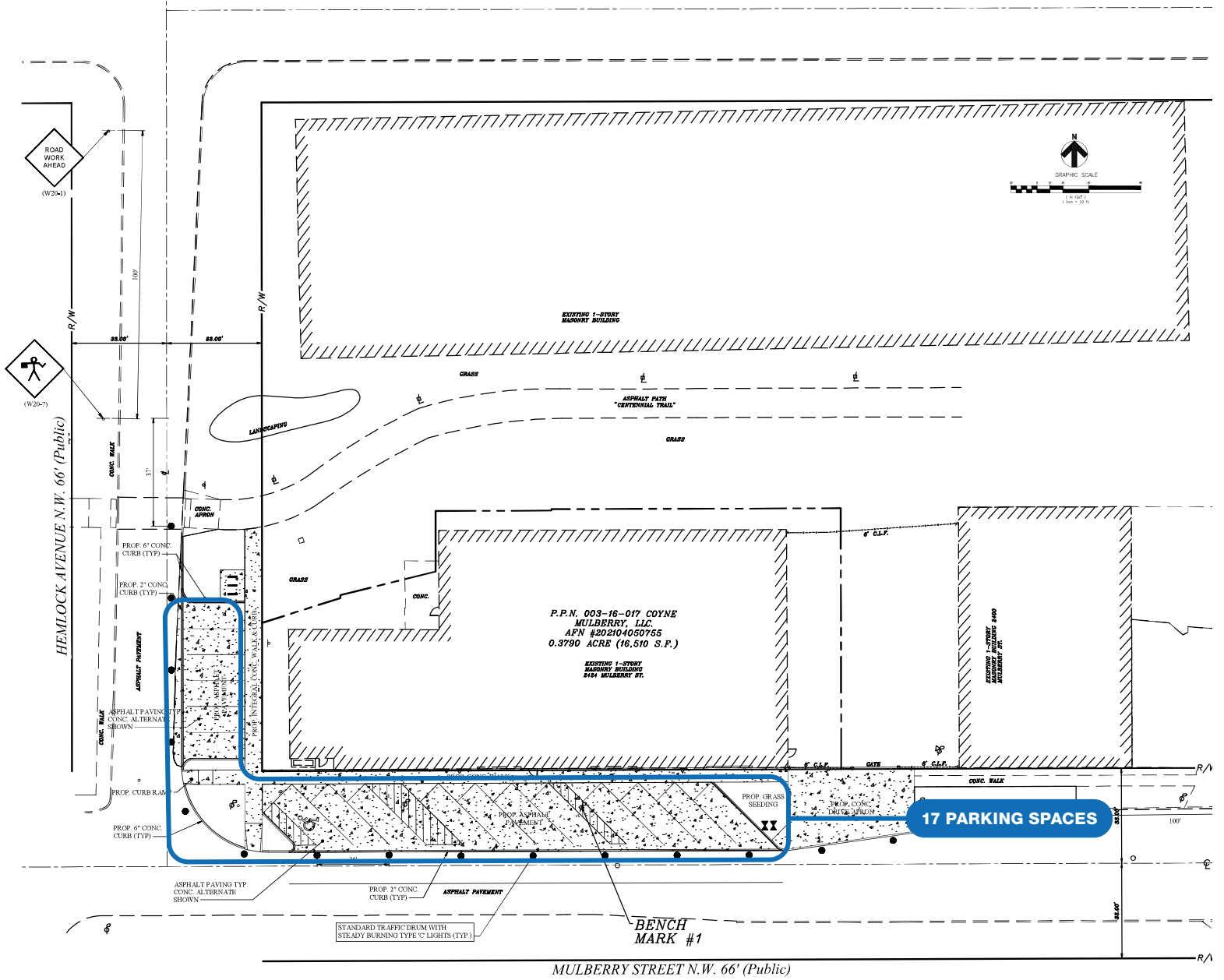
# BUILDING RENDERING



# GROUND FLOOR PLAN



# ON-STREET PARKING IMPROVEMENTS



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