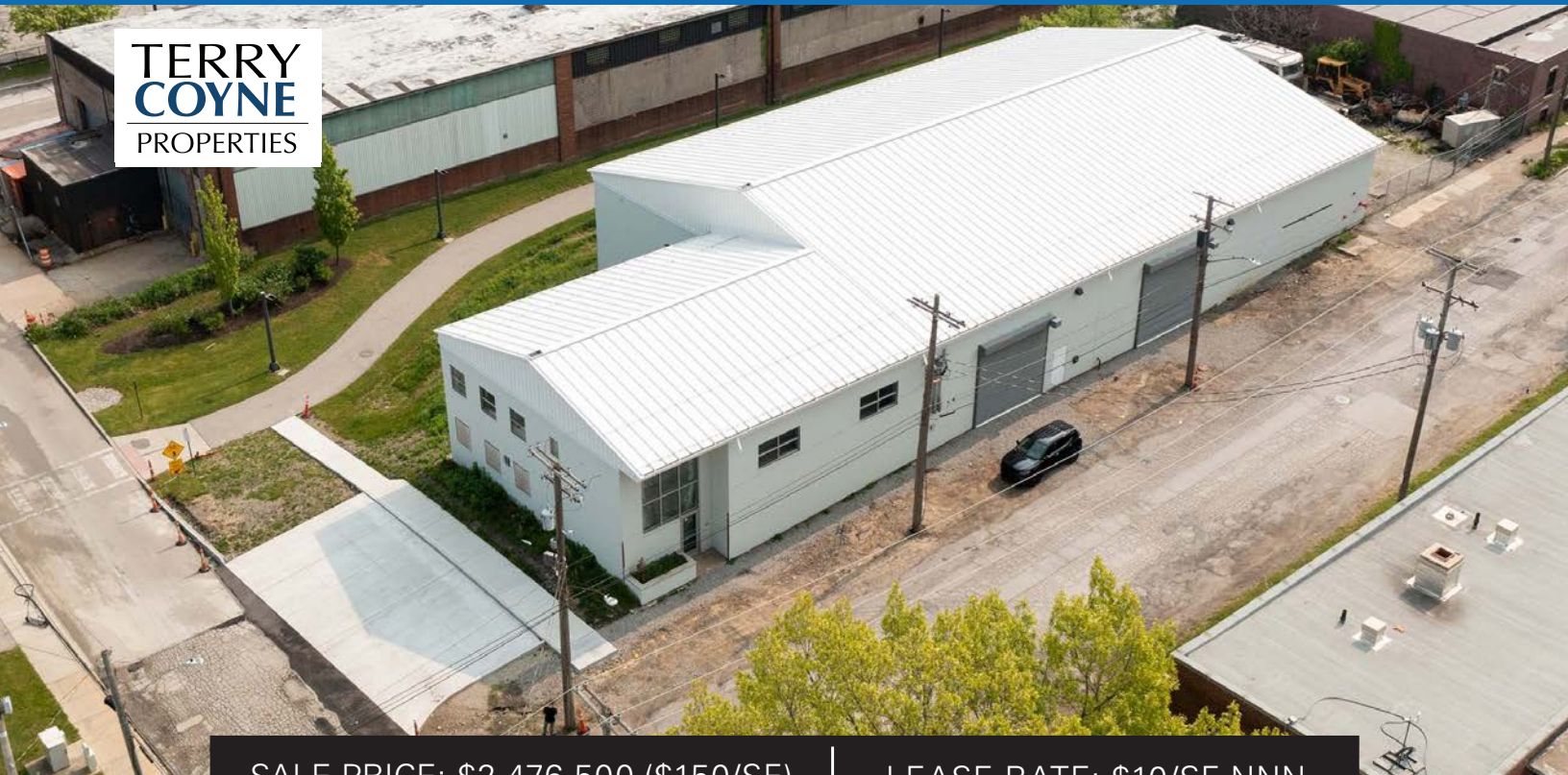


# AVAILABLE FOR SALE OR LEASE

16,150 SF MULTI-USE RENOVATED BUILDING

2424 Mulberry Avenue | Cleveland, Ohio

**TERRY  
COYNE**  
PROPERTIES



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

LEASE RATE: \$10/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@nrmk.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



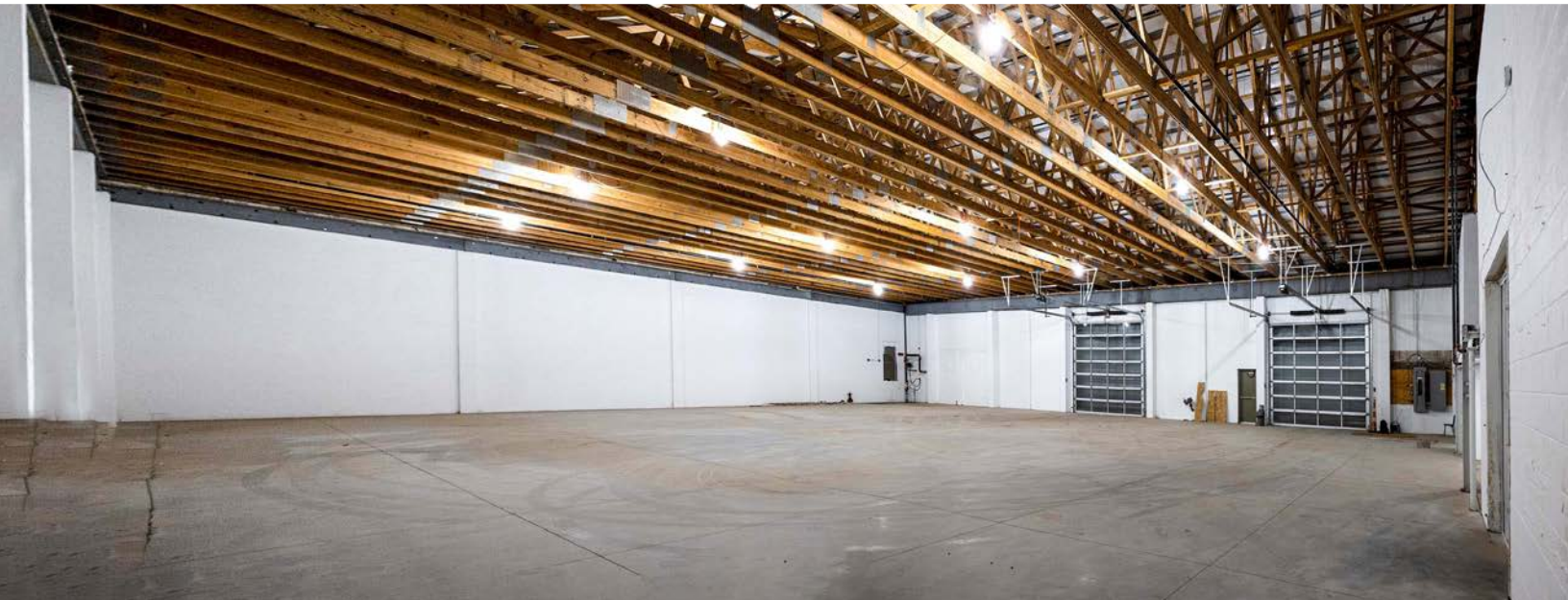
## SUSTAINABILITY:

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

RTA Waterfront Line

FLATS EAST BANK APARTMENTS

FLATS EAST BANK

Cleveland Memorial Shoreway

POLLISION BEND THE NEXT GENERATION BOND THE WAVE COMPANY

EY TOWER

WAREHOUSE DISTRICT

RTA Waterfront Line

NAUTICA QUEEN

WINDROWS ON THE RIVER

FIRSTENERGY POWERHOUSE

Settlers Landing

Cuyahoga River

ARCUS PAVILION

NAUTICA WATERFRONT DISTRICT

Greater Cleveland aquarium

Heritage Park

STONEBRIDGE CONDOMINIUMS

STONEBRIDGE APARTMENTS

APARTMENTS

Main Ave.

Winslow Ave.

Spruce Ave.

Hemlock Ave.

SITE

Lake Link Trail

Mulberry Ave.

MULBERRY'S

FLATS WEST BANK

Detroit-Superior Bridge

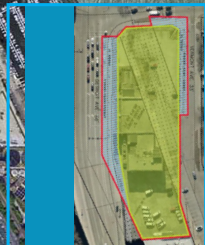


# NEAR WEST



**SITE**

Property Name	The Quarter
Status	Completed
Year Built	2018



Property Name	Snavey Phase III
Status	Under Construction

Property Name	Church & State
Status	Completed
Year Built	2020

Property Name	The Edison at Gordon Square
Status	Completed
Year Built	2017

Property Name	The Dexter
Status	Completed
Year Built	2020

Property Name	Clinton West Luxury Apartments
Status	Completed
Year Built	2017

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

Property Name	Brickhaus
Status	Proposed

Property Name	NRP Thunderbird Apartments
Status	Proposed

Property Name	Battery Park Lofts
Status	Completed
Year Built	2018

**DETROIT SHOREWAY**

**OHIO CITY**

**WEST SIDE MARKET**

**TREMONT**

**DOWNTOWN CLEVELAND**

2

90

90

71

490

90

Clifton Blvd.

Detroit Ave.

Lake Ave.

Edgewater Beach

Edgewater Park

Wendy Park

Detroit Ave.

West 41st St.

Logain Ave.

Future Park (17 Acres)

West 25th St.

W. 25TH ST.

Carnegie Ave.



# FLATS/CBD



Property Name	Flats East Bank Phase 3 Apartments
Status	Proposed

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

NAUTICA WATERFRONT DISTRICT

**SITE**  
FLATS WEST BANK

Property Name	The Beacon Apartments
Status	Completed
Year Built	2019

Property Name	Harbor Verandas Apartments
Status	Completed
Year Built	2018

PUBLIC SQUARE



Property Name	City Club Apartments
Status	Proposed
Year Built	2022

**DOWNTOWN CLEVELAND CBD**

Property Name	12th + AVE Condominiums
Status	Under Construction
Year Built	2020

Property Name	Avenue Townhomes
Status	Completed
Year Built	2017

Playhouse Square  
The largest performing arts center

EAST 4TH STREET



ROCKET Mortgage Fieldhouse

Property Name	nuCLiUs Apartments
Status	Proposed

PROSPECTIVE & HURON RD

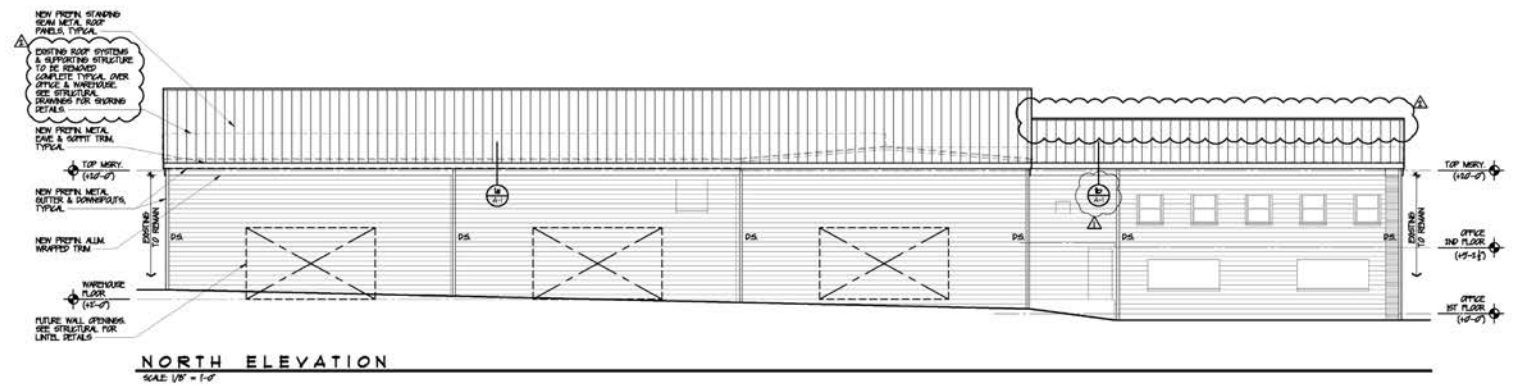
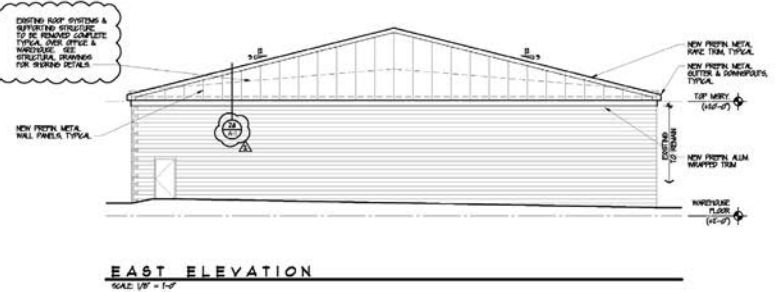
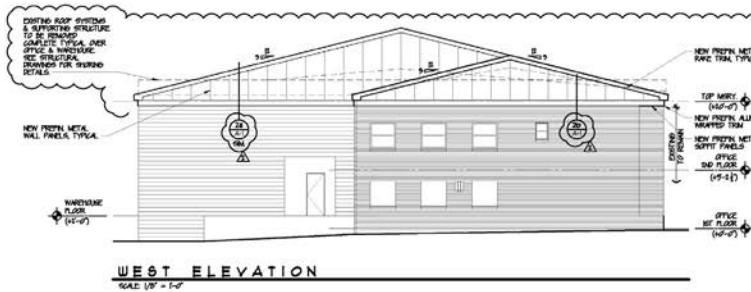
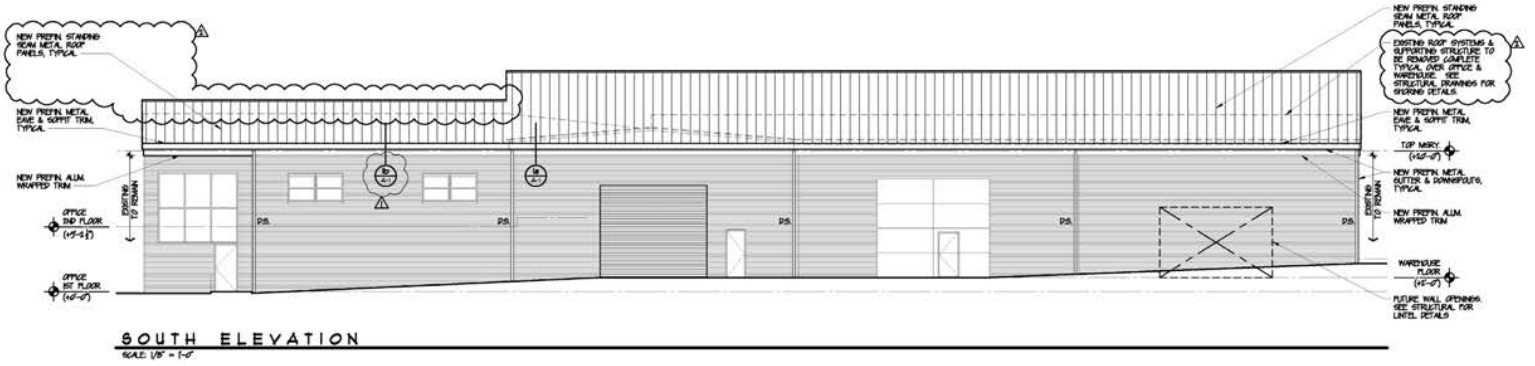


Property Name	The Lumen Apartments
Status	Completed
Year Built	2020



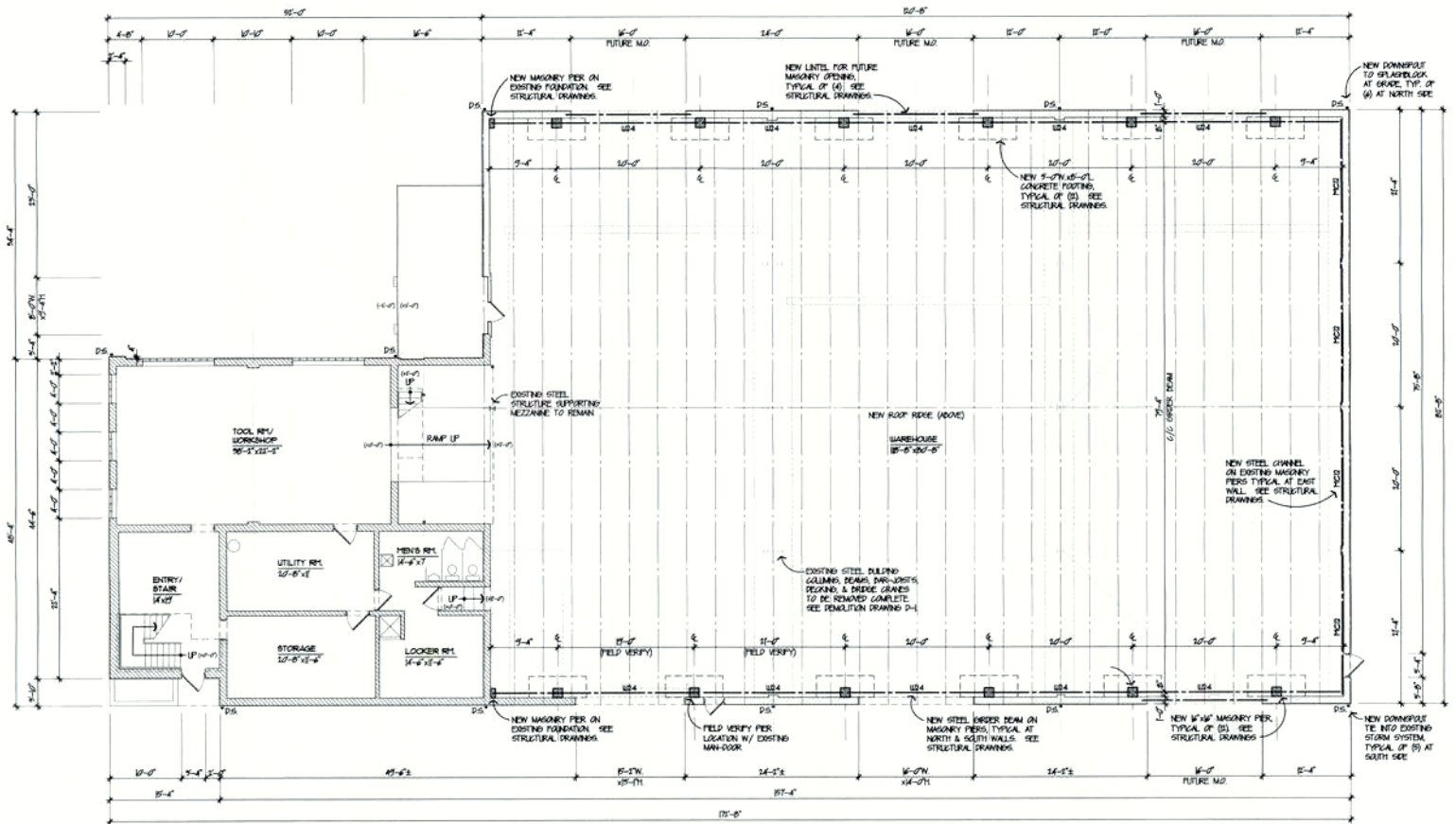


# BUILDING RENDERING



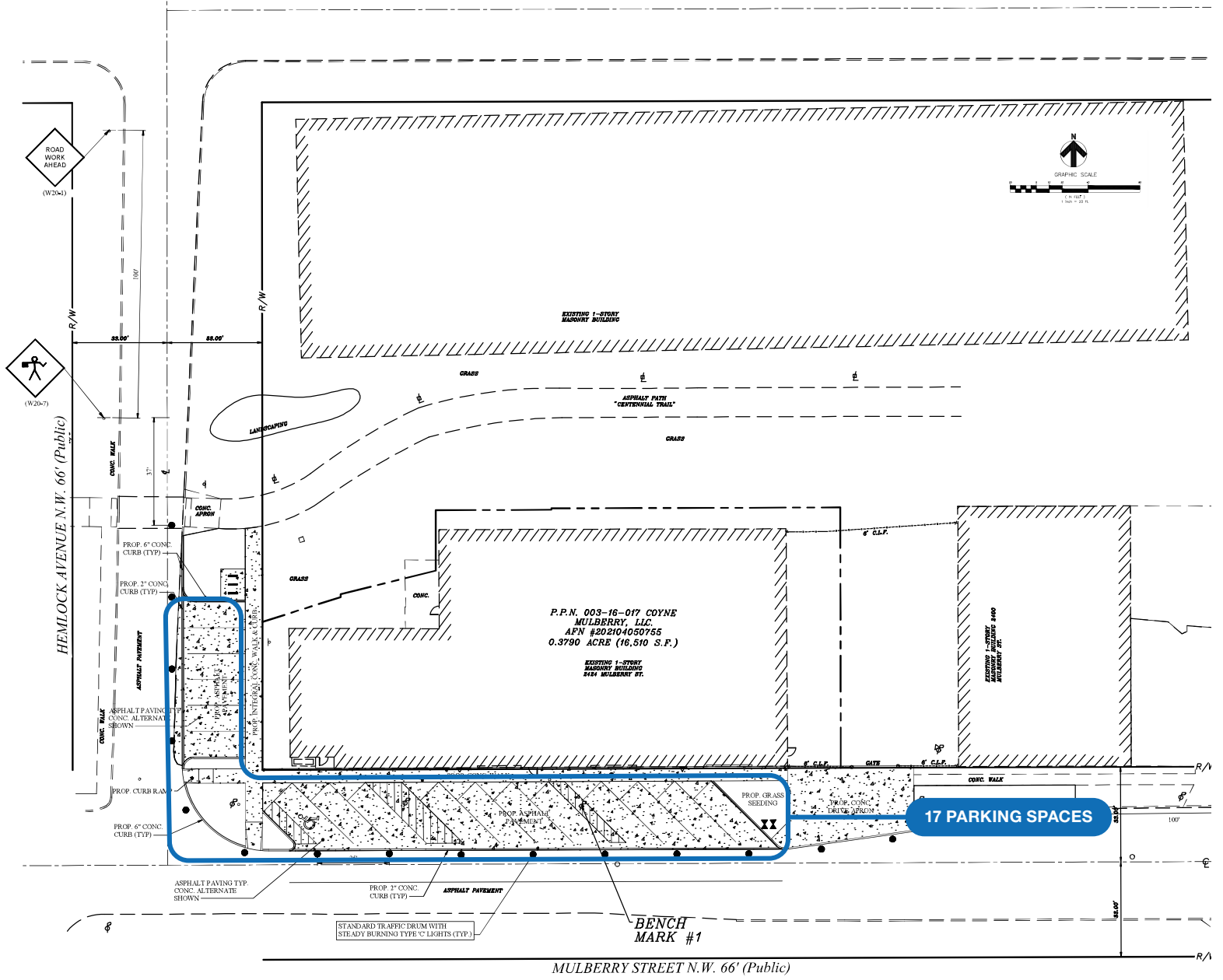


# GROUND FLOOR PLAN





# ON-STREET PARKING IMPROVEMENTS





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