

2860 Noble Road

Cleveland, OH 44121

FOR SALE

Executive Summary



Offering Summary

| | |
|-------------|-------------|
| Price | \$275,000 |
| Price / GSF | \$267.77 |
| GSF | 1,027 SF |
| Site Size | 0.113 Acres |
| Year Built | 1930 |

Property Overview

Positioned on the prominent corner of Noble Road and Parkdale, just one block north of Mayfield Road, this architecturally significant landmark building offers exceptional visibility at a high-traffic intersection in the heart of Cleveland Heights. Originally constructed in the 1930s as a neighborhood gas station, the building has been thoughtfully transformed into modern office space while preserving its historic character and distinctive architectural appeal. Today, it stands as a turnkey commercial opportunity – fully remodeled and ready for immediate occupancy. The current owner has completed extensive improvements, including: New roof, Updated HVAC system, Replacement windows, New flooring throughout, Renovated bathroom, & Added mini-kitchen. Located directly across from the local school and just one block from the public library, this property benefits from consistent daily traffic, strong community presence, and excellent exposure for signage and branding. Currently operating as a home remodeling office, the versatile layout allows for a wide range of commercial uses, including: Daycare center, Hair salon/barber shop, Florist, Dog grooming business, Café/small restaurant, Insurance/professional office, or Boutique retail concept. For many business owners, owning this property may be more economical than leasing comparable commercial space – while simultaneously building equity in a unique and highly recognizable building. This is a rare opportunity to own a fully updated historic commercial property in a thriving Cleveland Heights location. Call today for additional details and to schedule a private showing.

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Berkshire Hathaway HomeServices
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Additional Photos



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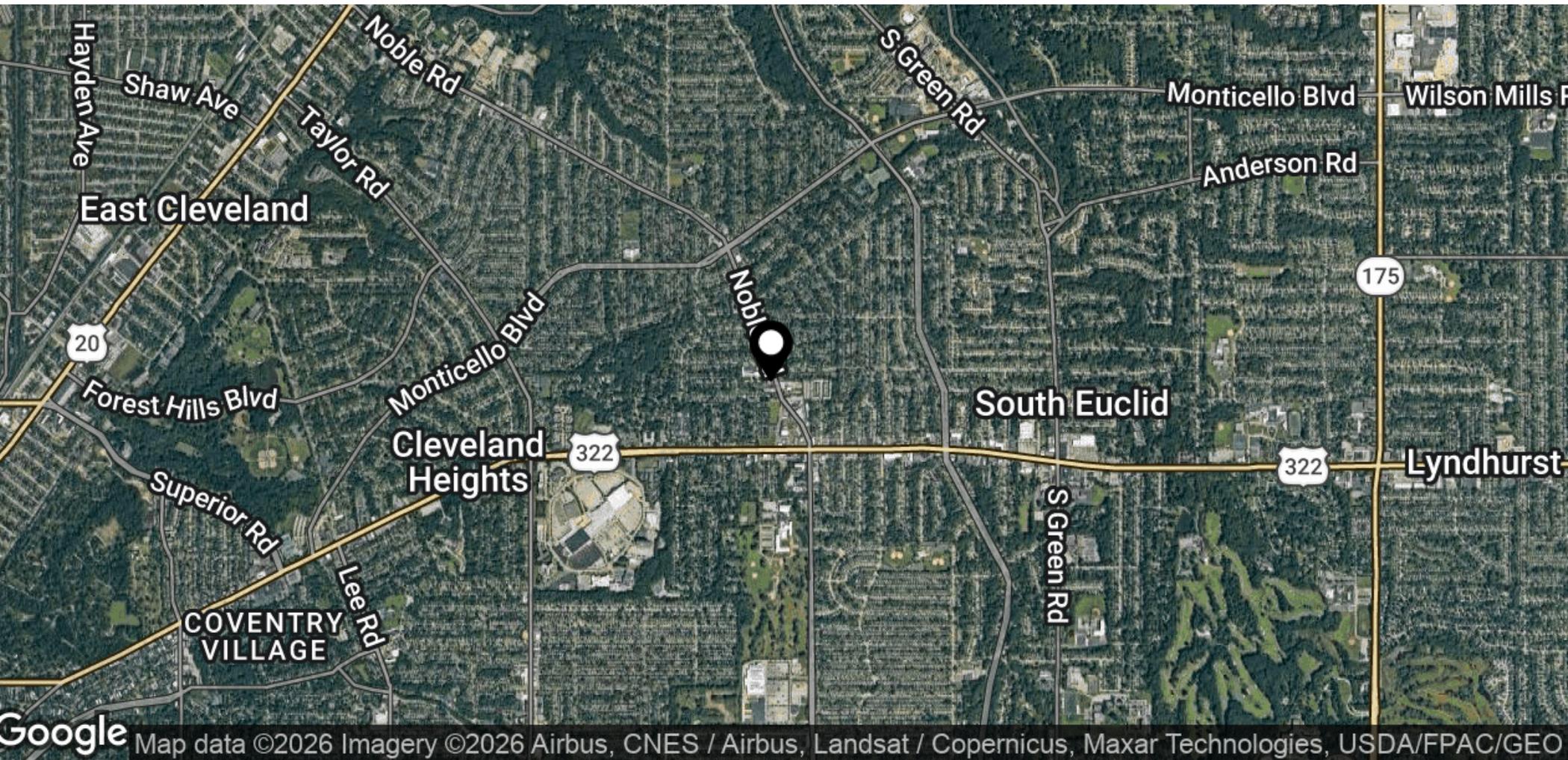
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Location Map



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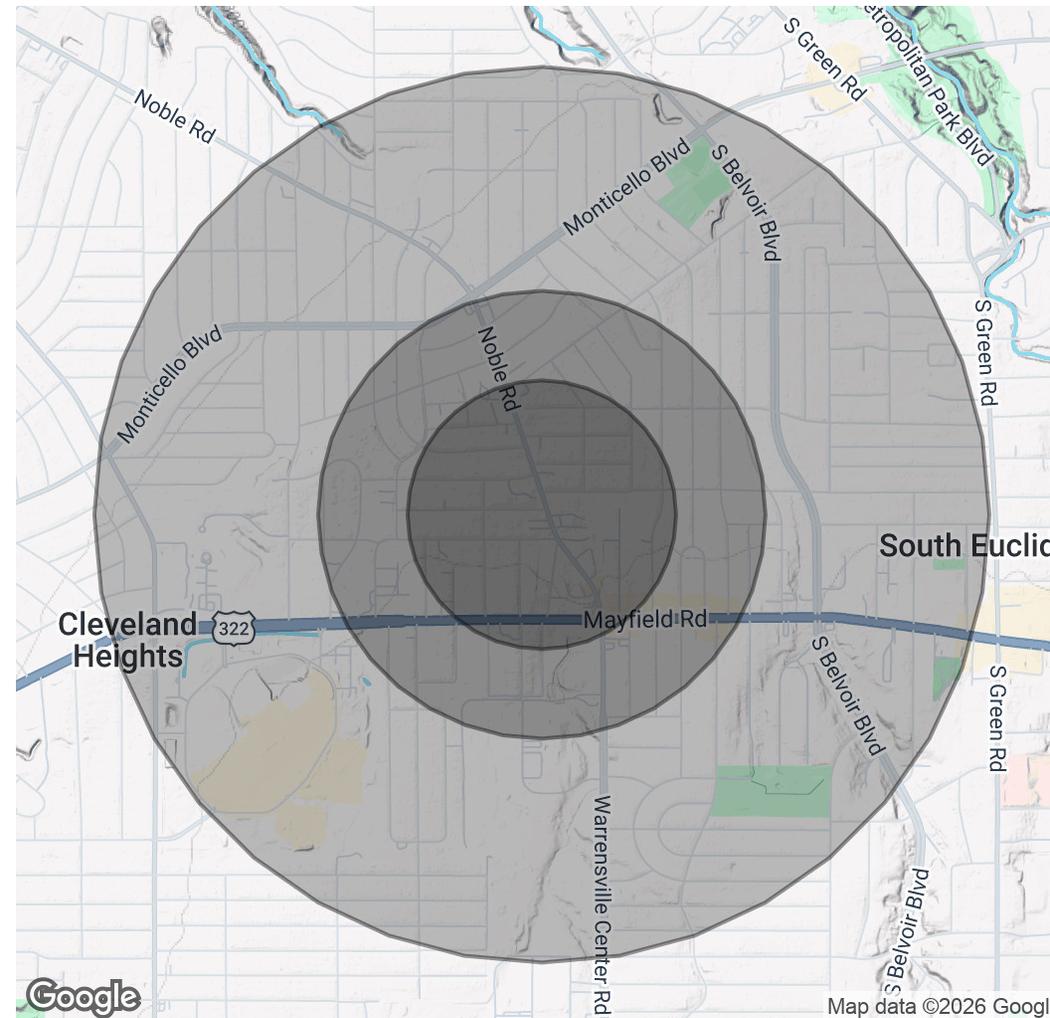
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Demographics Map & Report

| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 1,339 | 5,436 | 18,604 |
| Average Age | 41 | 41 | 41 |
| Average Age (Male) | 38 | 38 | 38 |
| Average Age (Female) | 43 | 43 | 43 |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-----------|-----------|
| Total Households | 600 | 2,384 | 8,097 |
| # of Persons per HH | 2.2 | 2.3 | 2.3 |
| Average HH Income | \$77,168 | \$78,184 | \$77,434 |
| Average House Value | \$167,531 | \$156,119 | \$150,811 |

Demographics data derived from AlphaMap



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