



FOR SALE
ICONIC MAZZONE BAKERY BUILDING
3519 CLARK AVENUE, CLEVELAND, OH 44109

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CLEVELAND, OH 44109

HIGHLIGHTS

- Iconic Mazzone & Sons Bakery Building For Sale in Clark-Fulton Neighborhood
- Minutes from Ohio City/Tremont/Downtown Cleveland
- Excellent visibility and highway access along Clark Avenue (10,000 VPD)
- Currently 1,500 SF office, 1,500 SF retail showroom, and 9,000 SF of warehouse space (12,000 SF total)
- 0.58 acres with possible expansion
- Flexible zoning suitable for variety of uses (retail/office/industrial)
- Includes truck dock
- Two-car garage
- Heavy power
- 16' clear in Warehouse

AVAILABLE SPACE

12,000 SF on 0.58 AC
Square Footages are Approximate

ASKING PRICE

\$595,000







DOWNTOWN CLEVELAND

Residents: 12,524

Businesses: 3,001

Daytime Employees: 72,988

Main Attractions:

- Rock & Roll Hall of Fame
- Great Lakes Science Center
- First Energy Stadium

TREMONT

Residents: 6,753

Businesses: 312

Daytime Employees: 2,674

Main Attractions:

- A Christmas Story House
- St. Theodosius Cathedral
- Paul Duda Gallery

OHIO CITY

Residents: 9,817

Businesses: 542

Daytime Employees: 5,455

Main Attractions:

- West Side Market
- Great Lakes Brewery
- Mason's Creamery

CLARK-FULTON NEIGHBORHOOD

Residents: 9,867

Businesses: 260

Daytime Employees: 2,435

Main Attractions:

- Steelyard Commons
- Envision Community Garden
- Cleveland Metroparks

Ohio City
4 Min Drive

Downtown Cleveland
11 Min Drive

Tremont



W 44TH ST

FULTON RD

W 25TH ST

SCRANTON RD

CLARK AVE

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Eric Schreibman
eschreibman@crescorealestate.com
+1 216 525 1471

David Leb
dleb@crescorealestate.com
+1 216 525 1488



Cushman & Wakefield | CRESCO Real Estate
3 Summit Park Drive, Suite 200, Cleveland, OH 44131
crescorealestate.com

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