

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

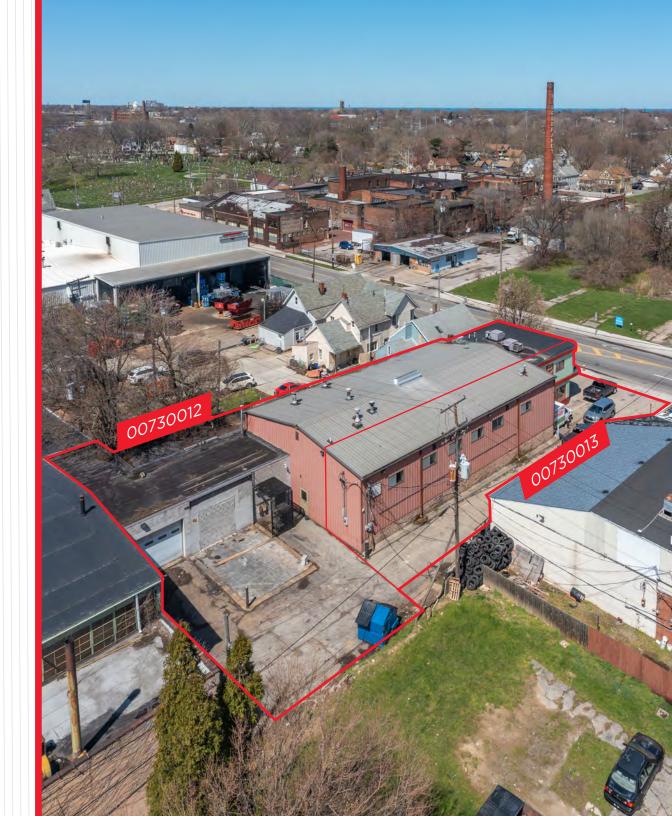
3519 CLARK AVENUE CLEVELAND, OH 44109

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

ΟΗΙΟ CITY

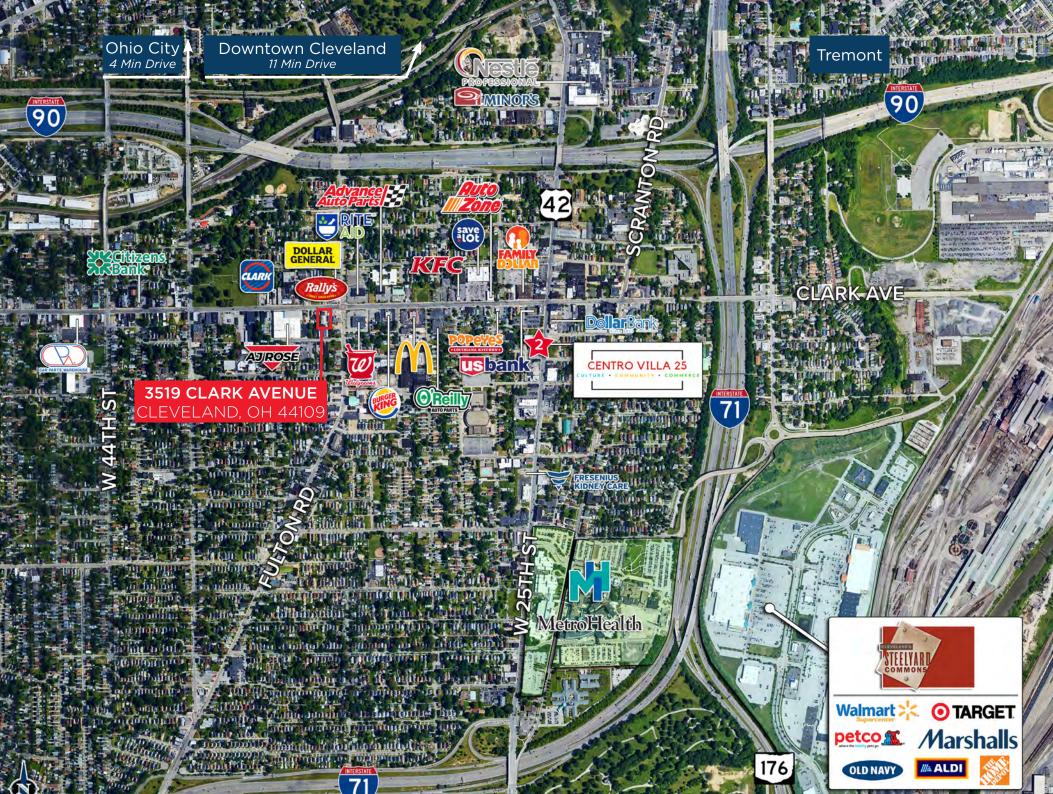
Residents: 9,817 Businesses: 542 Daytime Employees: 5,455 Main Attractions:

- 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



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