

ICONIC INCOME-PRODUCING WATERFRONT PROPERTY IN THE FLATS **FOR SALE**



1048-1052 OLD RIVER RD, CLEVELAND, OH 44113



PROPERTY HIGHLIGHTS

- REAL ESTATE AUCTION, FEB 13 at 11:00 AM ON-SITE
- RECEIVERSHIP ORDERS IMMEDIATE SALE
- ICONIC INCOME-PRODUCING WATERFRONT OPPORTUNITY IN THE FLATS OF DOWNTOWN CLEVELAND
- Terrific value-add opportunity for the astute investor. The most important waterfront property offered in Cleveland in over a generation. This rare pair of Class A commercial/retail buildings have over 33,000 RSF plus exterior patios and was designed and constructed by Cleveland Developer Scott Wolstein at an estimated cost of over \$21 Million in 2020. The finishes are world class and will command the highest potential future income. Currently 70% occupied with strong income. Potential gross income at 100% occupancy should exceed \$1.2 million.

FOR MORE INFORMATION, CONTACT:

MIKE BERLAND
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Hanna CRE
1350 Euclid Avenue, Suite 700
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All information provided herein is for informational purposes only. Financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna CRE will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

- On-Site Inspections: Thursdays, January 23, 30 & February 6 from 1:00-2:30 PM

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