

# RARE: DEVELOPMENT SITE: CHESTER AVENUE - MIDTOWN

1944 E 71st Street, Cleveland, OH 44103



## OVERVIEW

Development opportunity at the corner of Chester Avenue and E 71<sup>st</sup> Street. Included is 3 parcels. There is currently a 2,763 SF residential home on the property which is potential multifamily conversion. Located in the Midtown mixed-use district.

*\* Additional +/- 0.46 acres of development land available at the corner of Chester Avenue between E 72<sup>nd</sup> Place and E 73<sup>rd</sup> Street.*

## HIGHLIGHTS

- Midtown
- 130' of Frontage on Chester Ave.
- Opportunity Zone
- Health-Tech Corridor
- Hard Corner Site
- Existing Home - Multifamily Conversion Potential



**Sale Price:**

\$450,000



**Building Size:**

2,763 SF



**Lot Size:**

+/- 0.36 Acres  
(Combined)



**Zoning:**

1F-A / MMUD-2

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Joe Zumpano**

O: 330.940.9360

C: 330.990.0847

jzumpano@hoffleigh.com

**Chad Whitmer**

O: 330.940.9360

C: 330.714.1145

cwhitmer@hoffleigh.com

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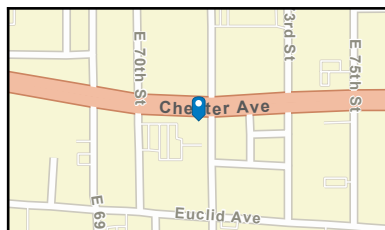
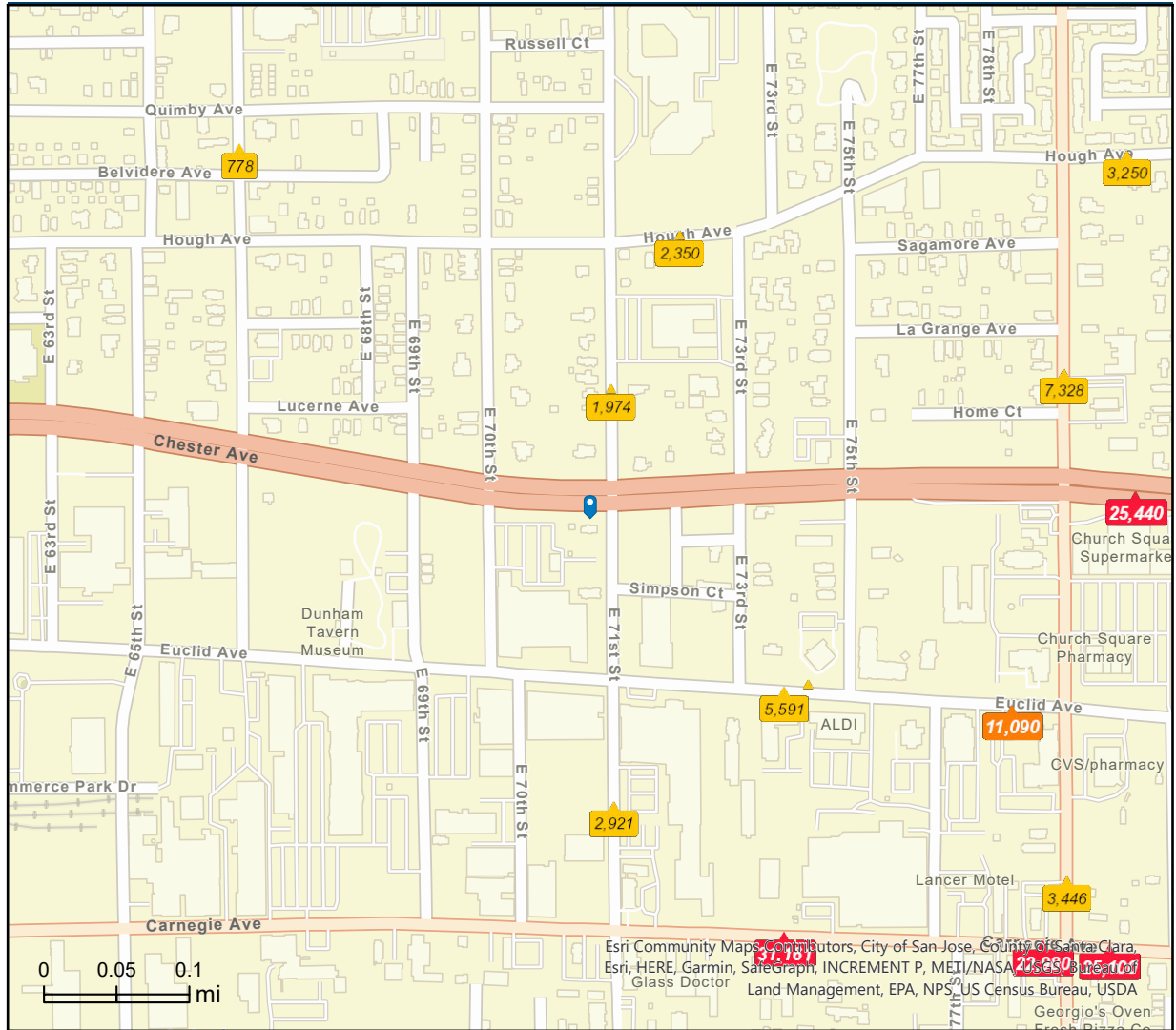
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## Traffic Count Map - Close Up

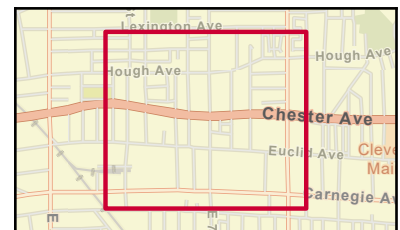
1944 E 71st St, Cleveland, Ohio, 44103 2  
1944 E 71st St, Cleveland, Ohio, 44103  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.50571  
Longitude: -81.63982



Source: ©2021 Kalibrate Technologies (Q1 2021).

**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



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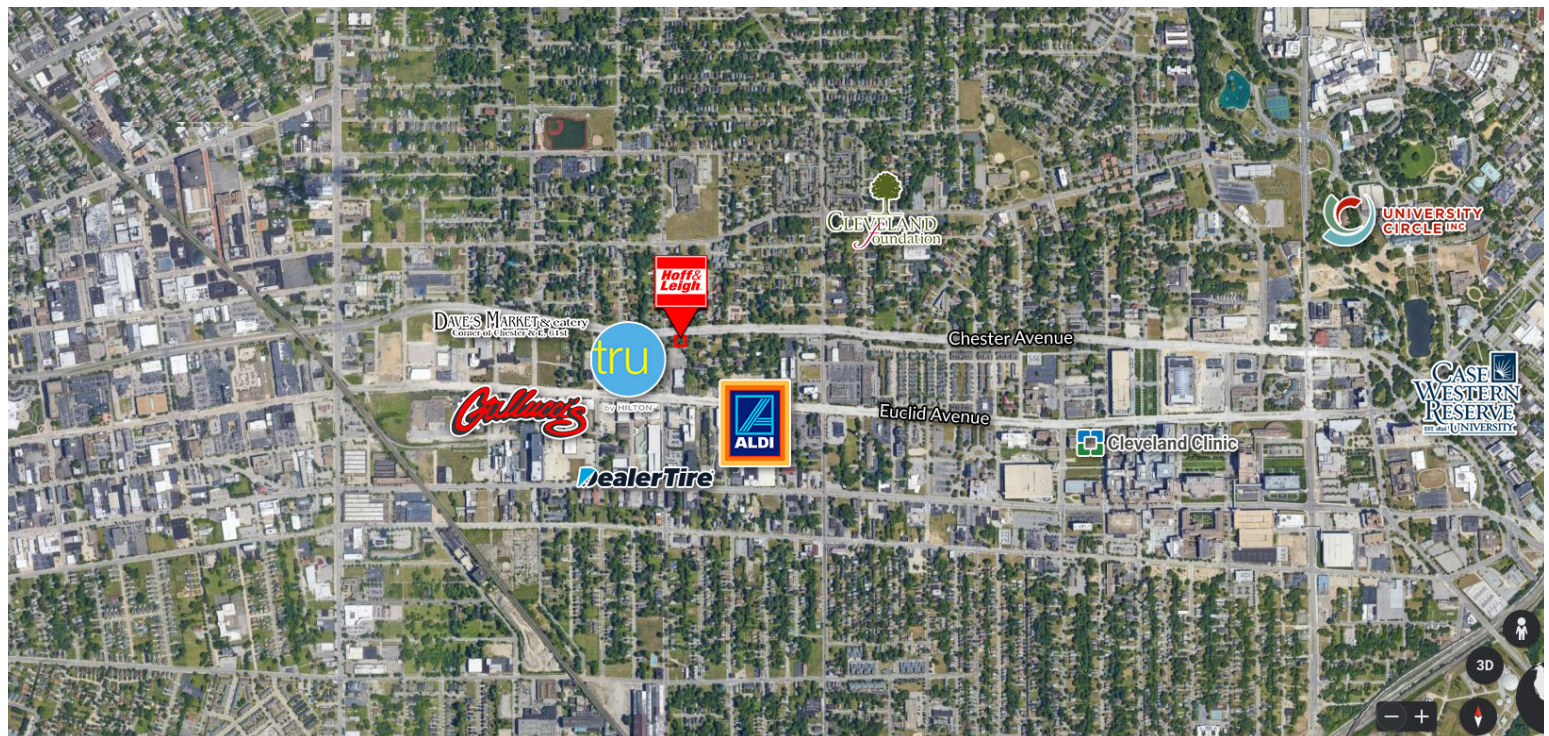
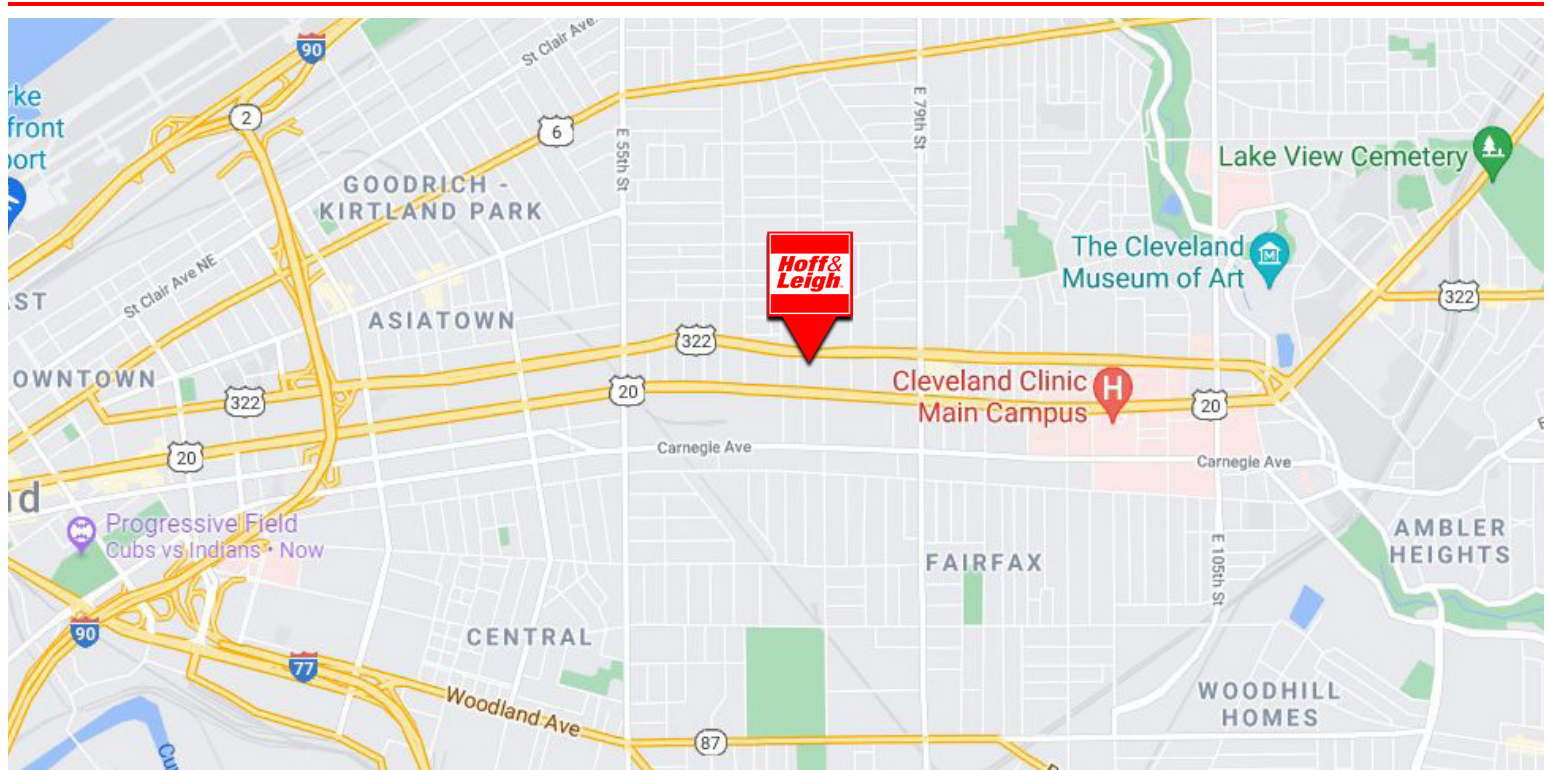
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