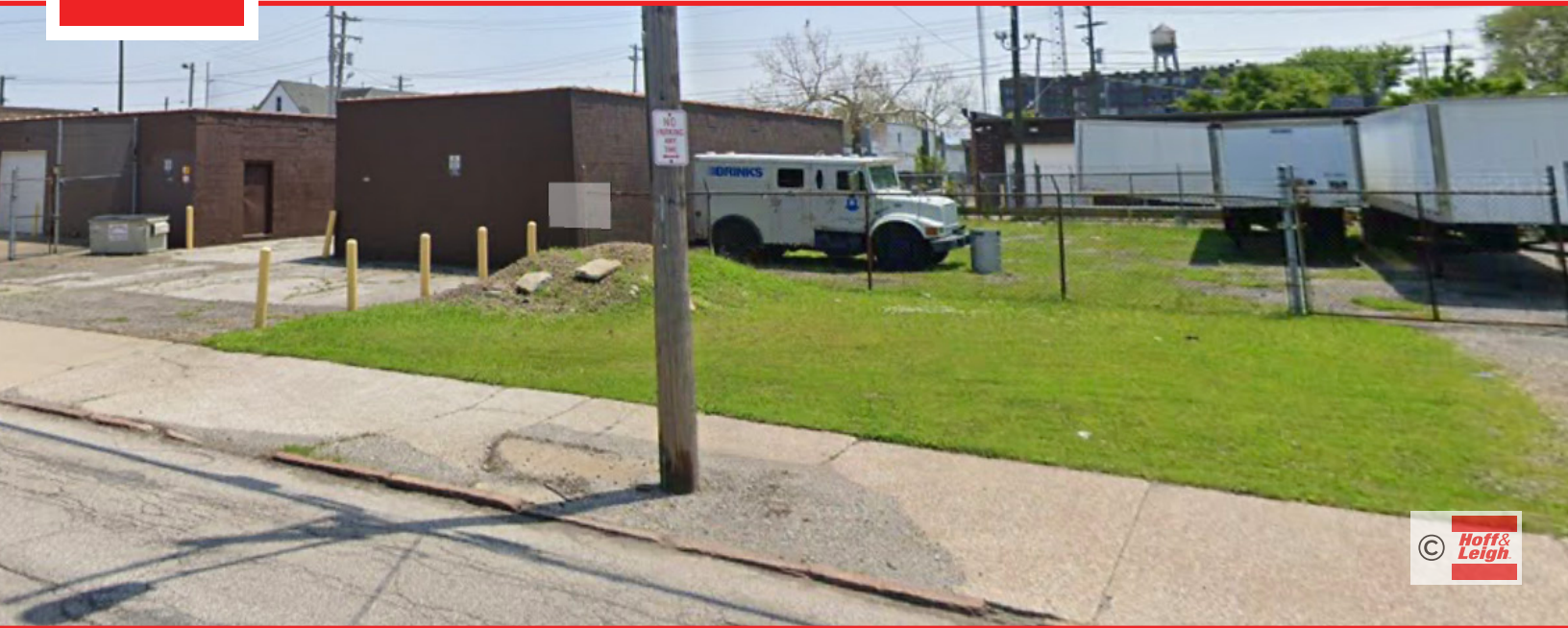


Versatile Flex Building for Sale

2520 HAMILTON AVENUE, CLEVELAND, OH 44114



Overview

Excellent opportunity to own a versatile flex building, storage units and fenced-in yard, all in one property.

Perfect for an owner user or to monetize as an investment.

- 8 - 180 SF storage units
- Standalone building is 3,765 SF
- Fenced-in lot is .25 acres

Highlights

- 8 Storage Units
- Drive-in
- Secured & Fenced-in
- Multiple Sources of Income Potential
- Minutes to Downtown & I-90

Property Details



Sales Price
\$265,000



Building Size
5,205 SF



Lot Size
0.45 Acres



Zoning
Light Industrial

Rev: May 14, 2025

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

C: 330.990.0847

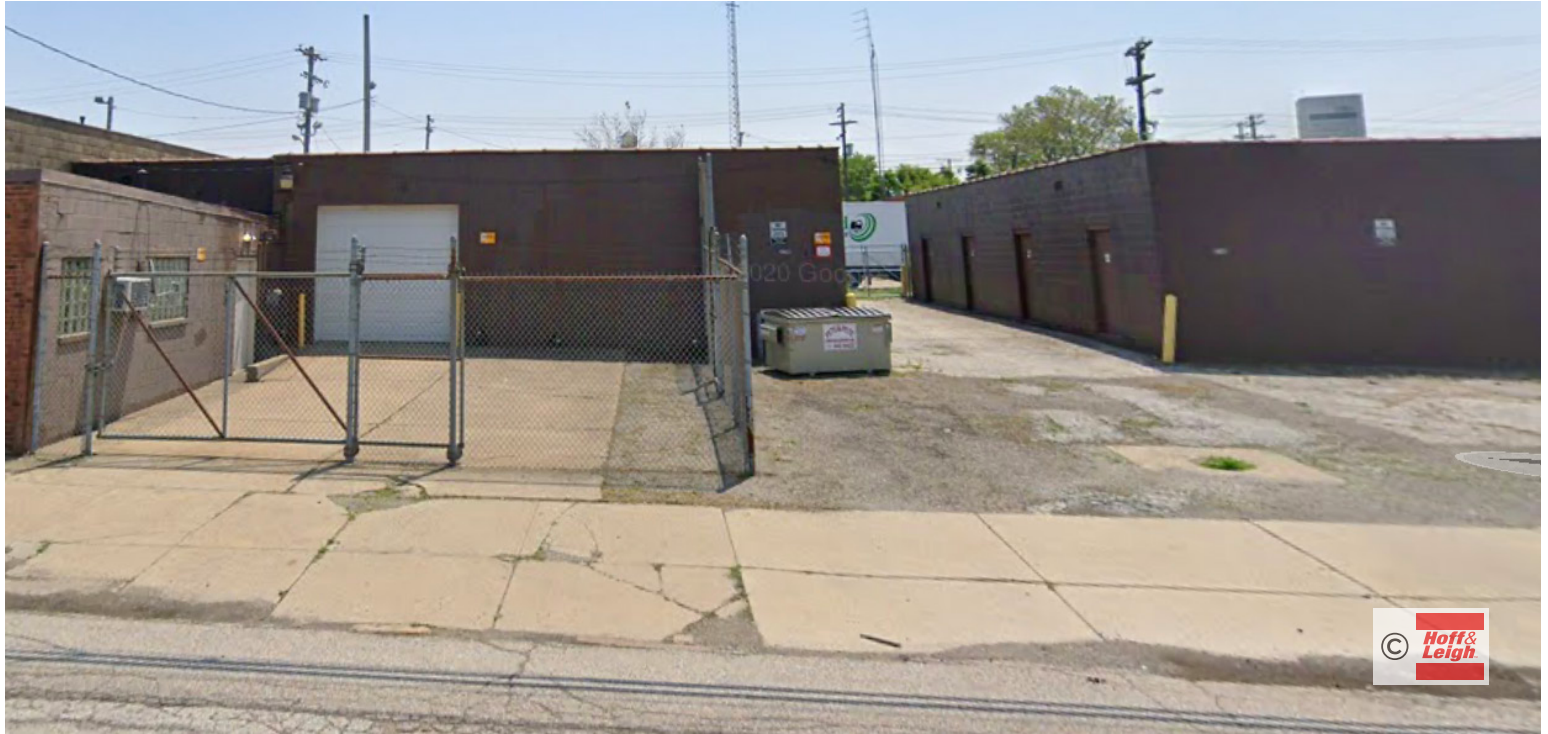
O: 330.940.9360

JZumpano@HoffLeigh.com



Versatile Flex Building for Sale

2520 HAMILTON AVENUE, CLEVELAND, OH 44114



Rev: May 14, 2025



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

C: 330.990.0847

O: 330.940.9360

JZumpano@HoffLeigh.com



Versatile Flex Building for Sale

2520 HAMILTON AVENUE, CLEVELAND, OH 44114

Storage Units



Rev: May 14, 2025



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

C: 330.990.0847

O: 330.940.9360

JZumpano@HoffLeigh.com

Versatile Flex Building for Sale

2520 HAMILTON AVENUE, CLEVELAND, OH 44114

DEMOGRAPHICS



68,430
Population



33.5
Median Age



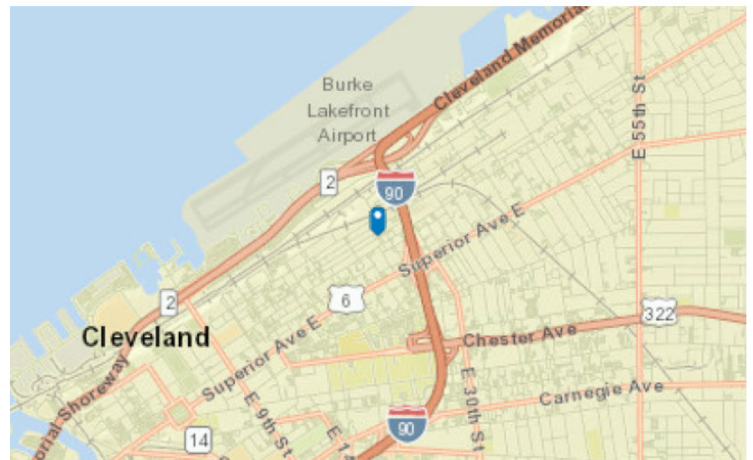
1.8
Average
Household Size



\$40,710
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Krause Ct	1,900	0.0
E 26th St	832	0.0
E 25th St	12,150	0.0
Packard Ct	4,100	0.1
Radio Ln	11,300	0.1



Rev: May 14, 2025



Versatile Flex Building for Sale

2520 HAMILTON AVENUE, CLEVELAND, OH 44114



Rev: May 14, 2025



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

C: 330.990.0847

O: 330.940.9360

JZumpano@HoffLeigh.com