

Rare Standalone Marque Building For Sale

3451 FAIRMOUNT BLVD, CLEVELAND HEIGHTS, OHIO 44118

NEW PRICE!



Overview

Rare Standalone Marque Building on the corner of Fairmount & Taylor in “Royal Heights”
Join “On The Rise” & “Gigi’s Restaurant” in the Fairmount & Taylor Road Commercial District.
The floor plan offers potential to be a multi-tenant building for an excellent owner-user investment.

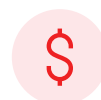
Excellent corner location at Fairmount & Taylor, neighboring Cleveland Heights, Shaker Heights, University Height, South Euclid and Beachwood.

Minutes to many national and local retailers, John Carrol University, Shaker Country Club and Canterbury Golf Club.

Many Potential Uses

- Dentist
- Salon
- Private Office
- Restaurant
- Food Hub
- Real Estate Office
- Arts Collaborative
- Trade Showroom
- “Additional parking options can be discussed”

Property Details



Sales Price
\$850,000
\$799,000



Building Size
7,392 SF



Lot Size
0.29 Acres



Zoning
Local Retail

Rev: February 23, 2026

Rare Standalone Marque Building For Sale

3451 FAIRMOUNT BLVD, CLEVELAND HEIGHTS, OHIO 44118



Rev: February 23, 2026

Rare Standalone Marque Building For Sale

3451 FAIRMOUNT BLVD, CLEVELAND HEIGHTS, OHIO 44118

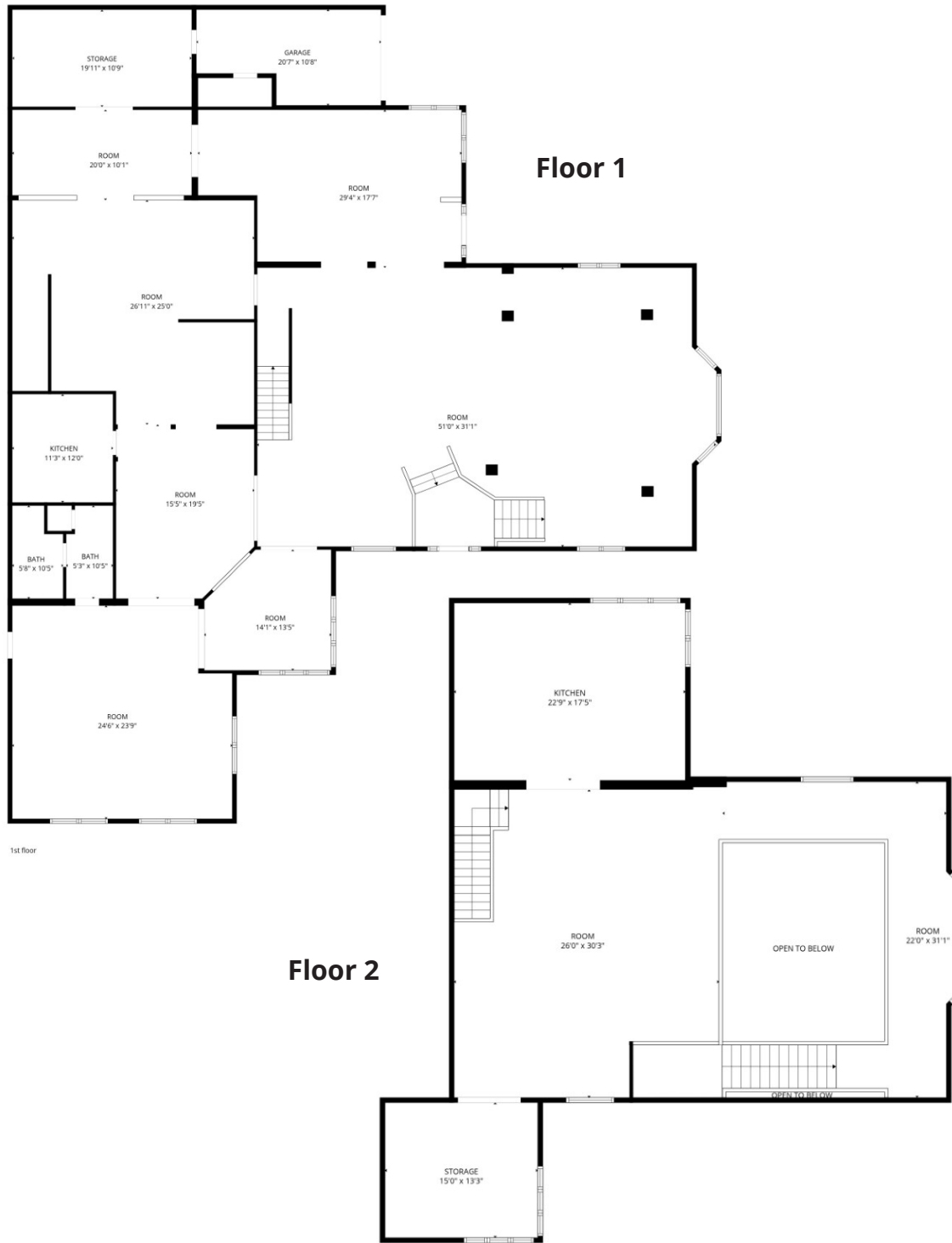


Rev: February 23, 2026

Rare Standalone Marque Building For Sale

3451 FAIRMOUNT BLVD, CLEVELAND HEIGHTS, OHIO 44118

Floor Plan



Rev: February 23, 2026

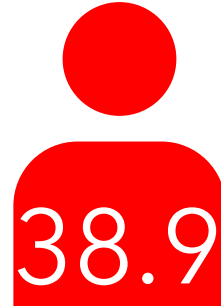
Rare Standalone Marque Building For Sale

3451 FAIRMOUNT BLVD, CLEVELAND HEIGHTS, OHIO 44118

DEMOGRAPHICS



148,418
Population



38.9
Median Age



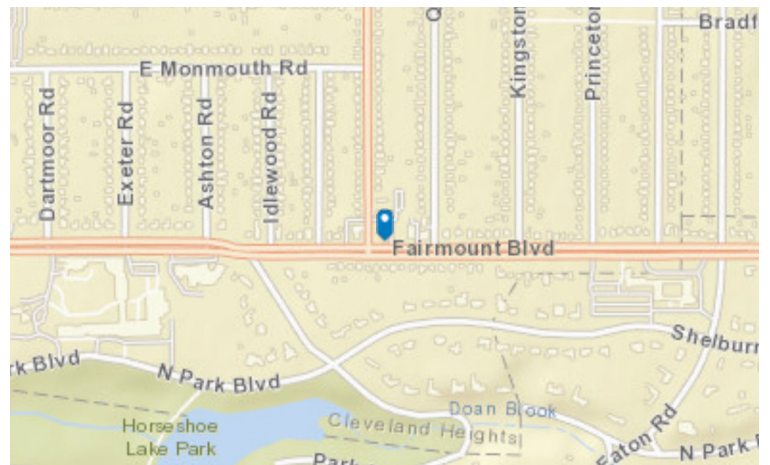
2.2
Average Household Size



\$65,201
Median Household Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Queenston Rd	14,000	0.0
S Taylor Rd	16,143	0.0
Fairmount Blvd	6,550	0.1
Canterbury Rd	13,242	0.3
Dartmoor Rd	13,300	0.4



Rev: February 23, 2026

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

Rare Standalone Marque Building For Sale

3451 FAIRMOUNT BLVD, CLEVELAND HEIGHTS, OHIO 44118



Rev: February 23, 2026