

SPECIAL PURPOSE FOR SALE

VAN GORDER MANOR

37819 Euclid Avenue, Willoughby, OH 44094



OFFERING SUMMARY

SALE PRICE:	\$895,000
AVAILABLE SF:	
LOT SIZE:	4.36 Acres
BUILDING SIZE:	16,365 SF
MARKET:	Cleveland
SUBMARKET:	Willoughby, Lake County
PRICE / SF:	\$54.69

PROPERTY OVERVIEW

BACK ON MARKET!

The Van Gorder Manor, currently used as an assisted living facility, is for sale in Willoughby Ohio. 18 person capacity with existing license. Current tenants are month to month. Purchaser can step in and run this facility or alter the use for a redevelopment. Current zoning is L-RB (LIMITED RESIDENTIAL BUSINESS) and R-60 (SINGLE RESIDENTIAL). Total acreage is 4.36 acres on a beautiful shaded lot and consists of the main building building, 3-apartment dwelling, and an 8 port garage. The main building is fully sprinklered and contains beautiful architecture and stonework.

PROPERTY HIGHLIGHTS

- Historical landmark for sale near downtown Willoughby
- Great property for redevelopment
- Multiple unique use options
- Multi-family
- Senior housing
- Office
- Bed and breakfast
- Other businesses

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated osbornegroupohio.com

SPECIAL PURPOSE FOR SALE

VAN GORDER MANOR

37819 Euclid Avenue, Willoughby, OH 44094



KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

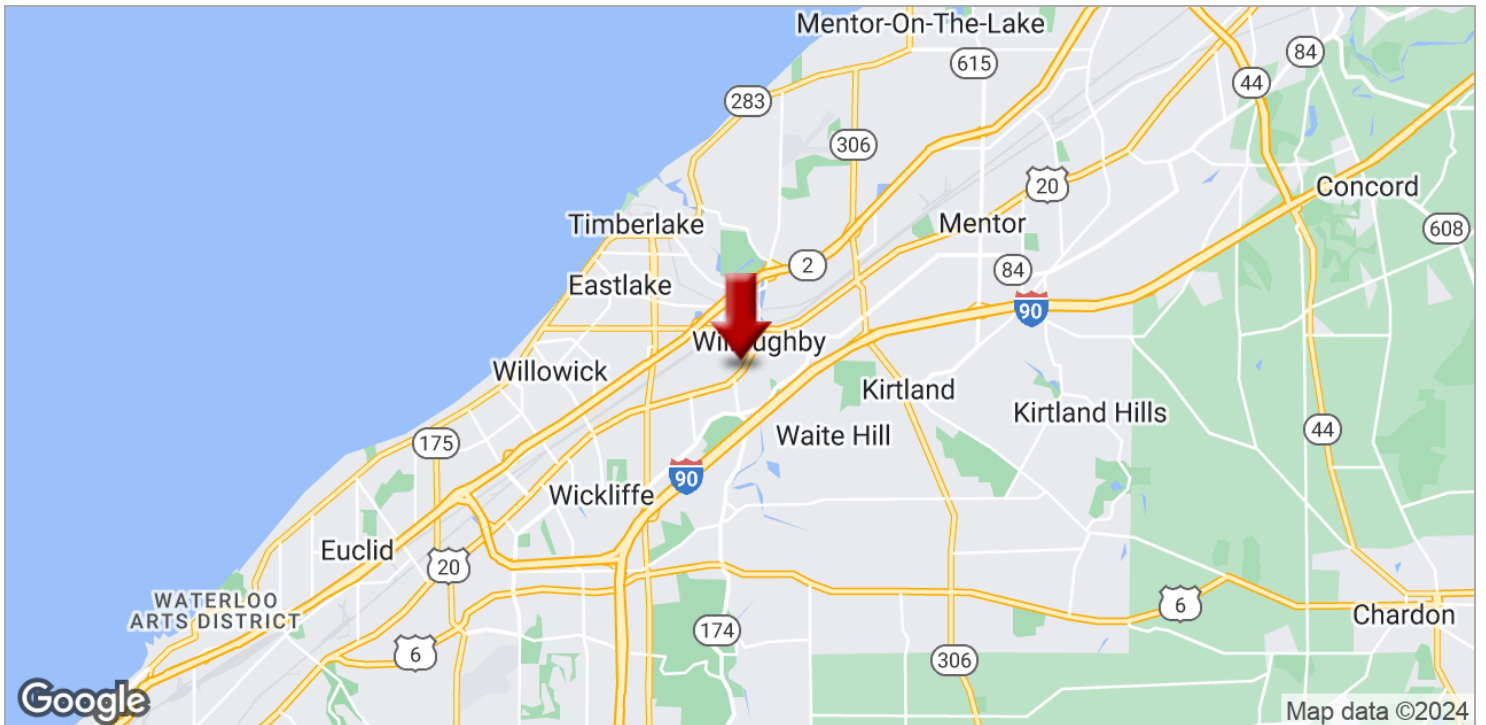
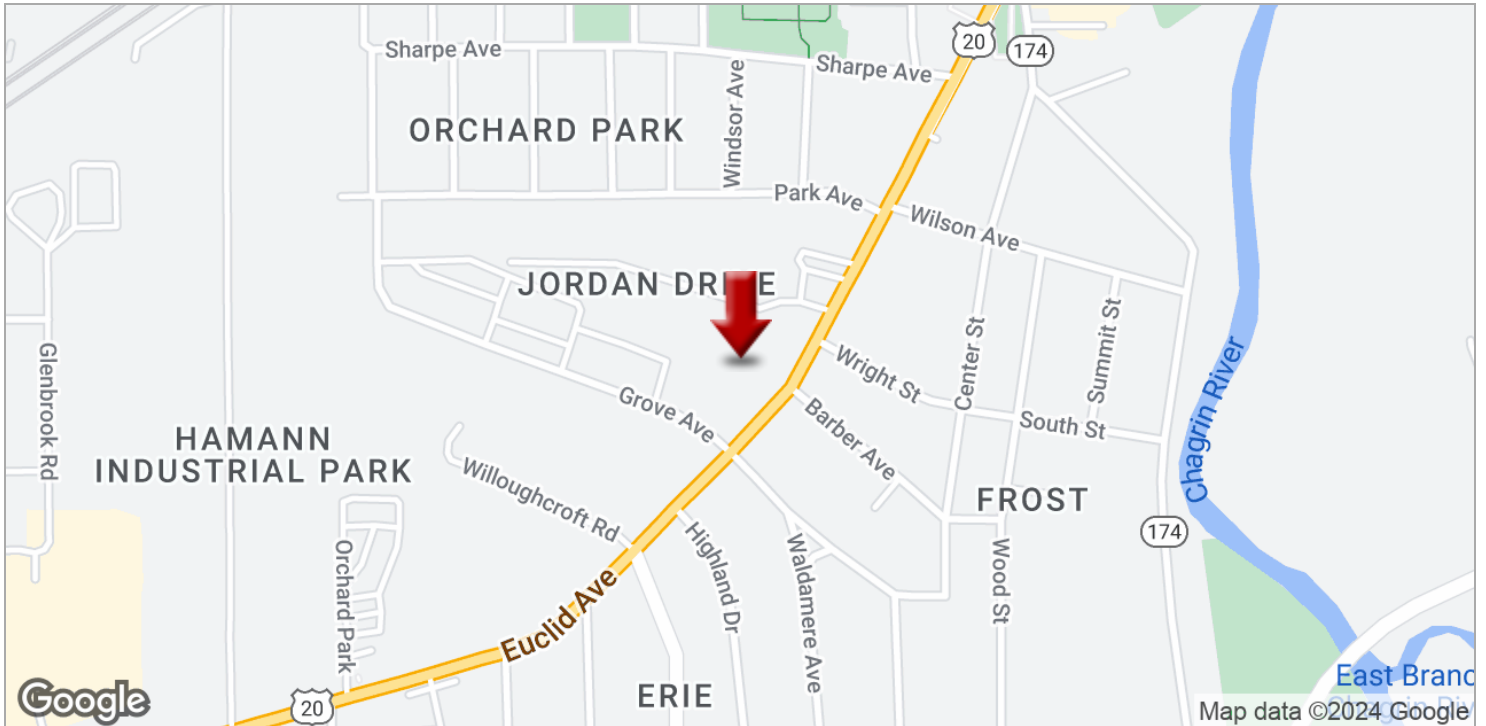
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated osbornegroupohio.com

SPECIAL PURPOSE FOR SALE

VAN GORDER MANOR

37819 Euclid Avenue, Willoughby, OH 44094



KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

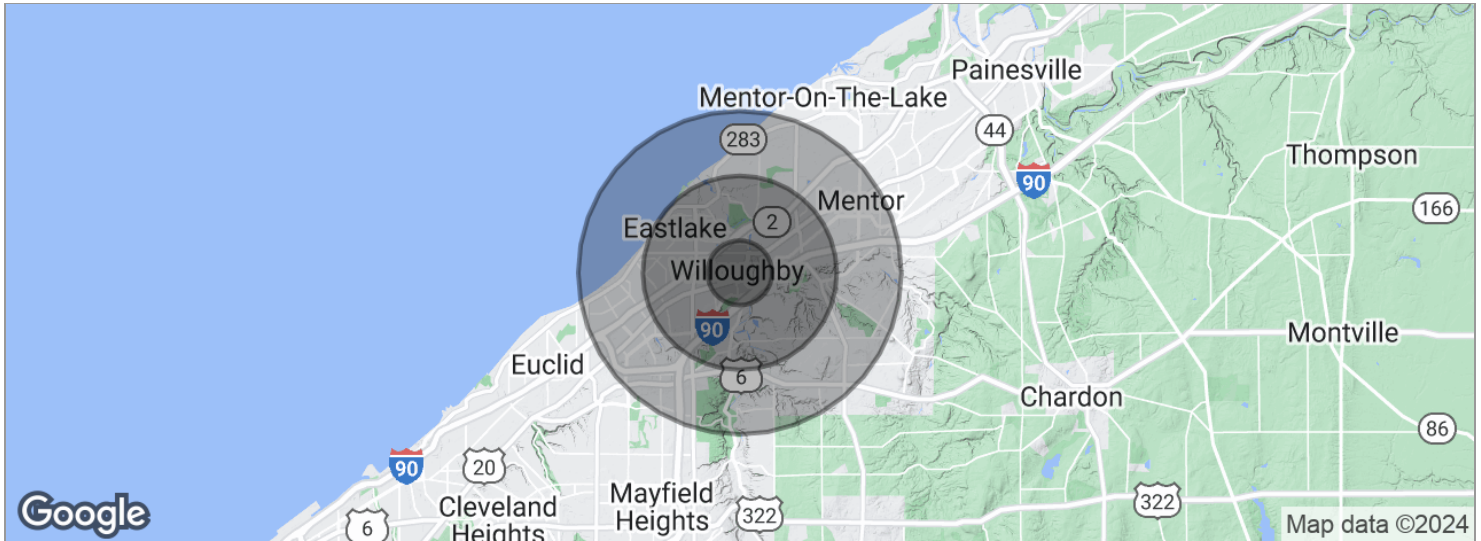
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated osbornegroupohio.com

SPECIAL PURPOSE FOR SALE

VAN GORDER MANOR

37819 Euclid Avenue, Willoughby, OH 44094



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,585	48,165	121,315
Median age	44.6	43.6	43.2
Median age (male)	43.6	41.9	41.8
Median age (Female)	46.9	46.1	45.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,628	21,288	53,101
# of persons per HH	2.1	2.3	2.3
Average HH income	\$61,179	\$63,857	\$64,747
Average house value	\$175,545	\$196,404	\$192,517

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

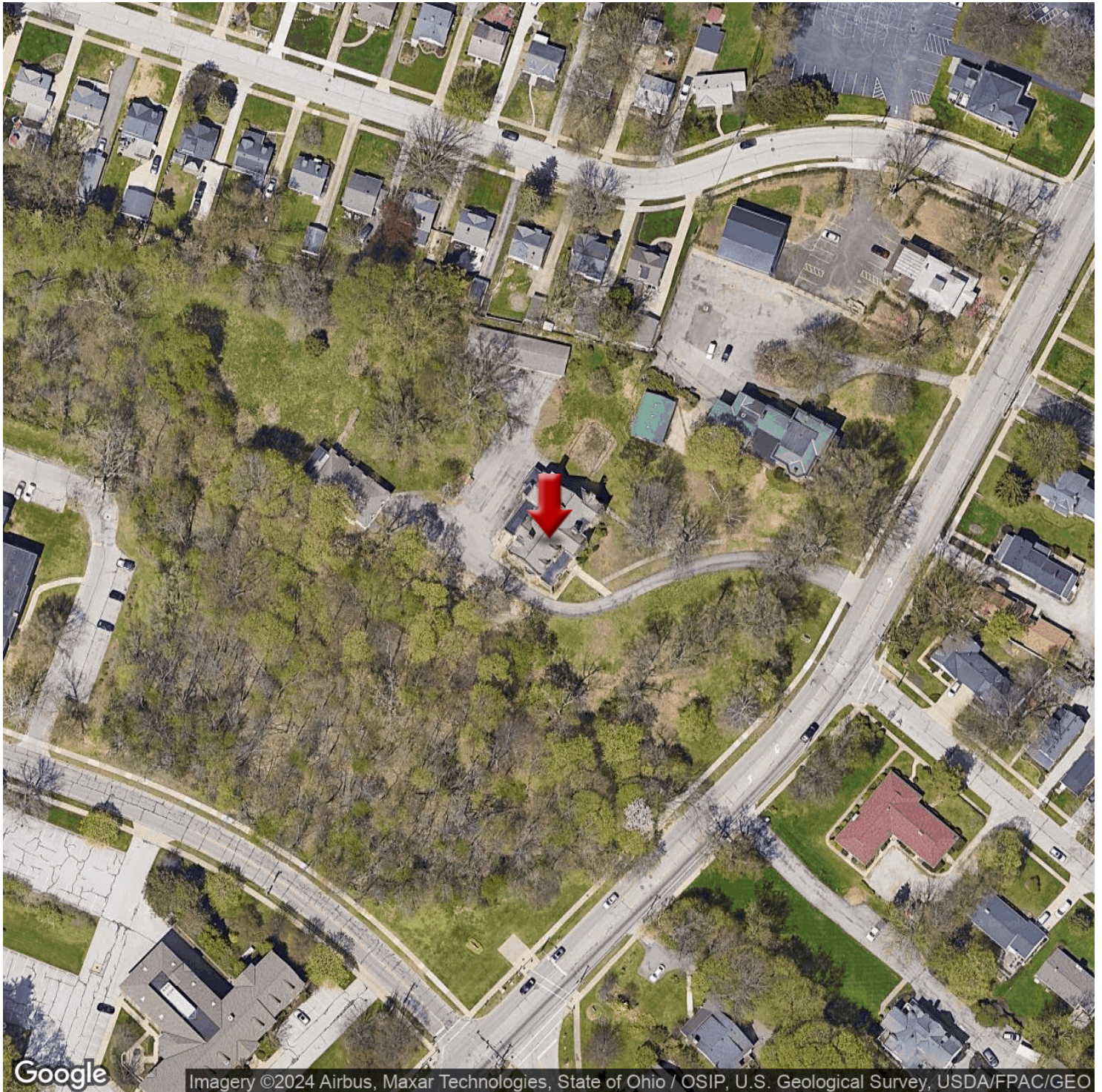
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated osbornegroupohio.com

SPECIAL PURPOSE FOR SALE

VAN GORDER MANOR

37819 Euclid Avenue, Willoughby, OH 44094



KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated osbornegroupohio.com