

LAND FOR SALE

PRICE REDUCED--LAND ALONG LAKE ERIE IN EUCLID, OHIO

25000 Lakeshore Blvd, Euclid, OH 44132



OFFERING SUMMARY

SALE PRICE:	\$450,000
LOT SIZE:	1.88 Acres
MARKET:	Cleveland
SUBMARKET:	Euclid

PROPERTY OVERVIEW

Are you looking for Lake Erie front property? Want to develop this little slice of heaven into a community of lake front town homes or a brand new Lake Erie water-front restaurant? The city of Euclid is open to many possibilities. Just under 2 acres of gorgeous views of Lake Erie, this land offers a unique and one-in a life time dream for a developer. Current amenities are; all utilities along Lakeshore Boulevard, a RTA bus stop adjacent to property making it pedestrian friendly, and a traffic signal directly in front of the property. Neighboring developments to the east of this property include Shoreland Crossings, Larimar Condominiums, the Lake Club at Larimar, WilloughBeach Terrace Apartments, and Shoregate Plaza's retail modernization. Lakeshore Park is also just east of this property! A limestone break-wall has been installed along Lake Erie and has shown to stand the test of time. Property has water 2-story pump house building facing Lake Erie and has tons of possibilities for re-use. Included with the property, is a unique submerged land lease allowing the extraction of water up to 2 1/2 million gallons of water per day! Call me to answer questions you may have about the possibilities of this land.... there are many options just waiting for the right buyer with a VISION!

With approximately 140' of frontage along Lakeshore Boulevard, this property bests use is for a multi-unit residential development or for single residential dwelling along Lake Erie. The existing pump house can be remodeled or razed per the buyer's decision. Access to water rights to Lake Erie also makes this a unique opportunity for a potential industrial user in the area.

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7400 Center Street
Mentor, OH 44060

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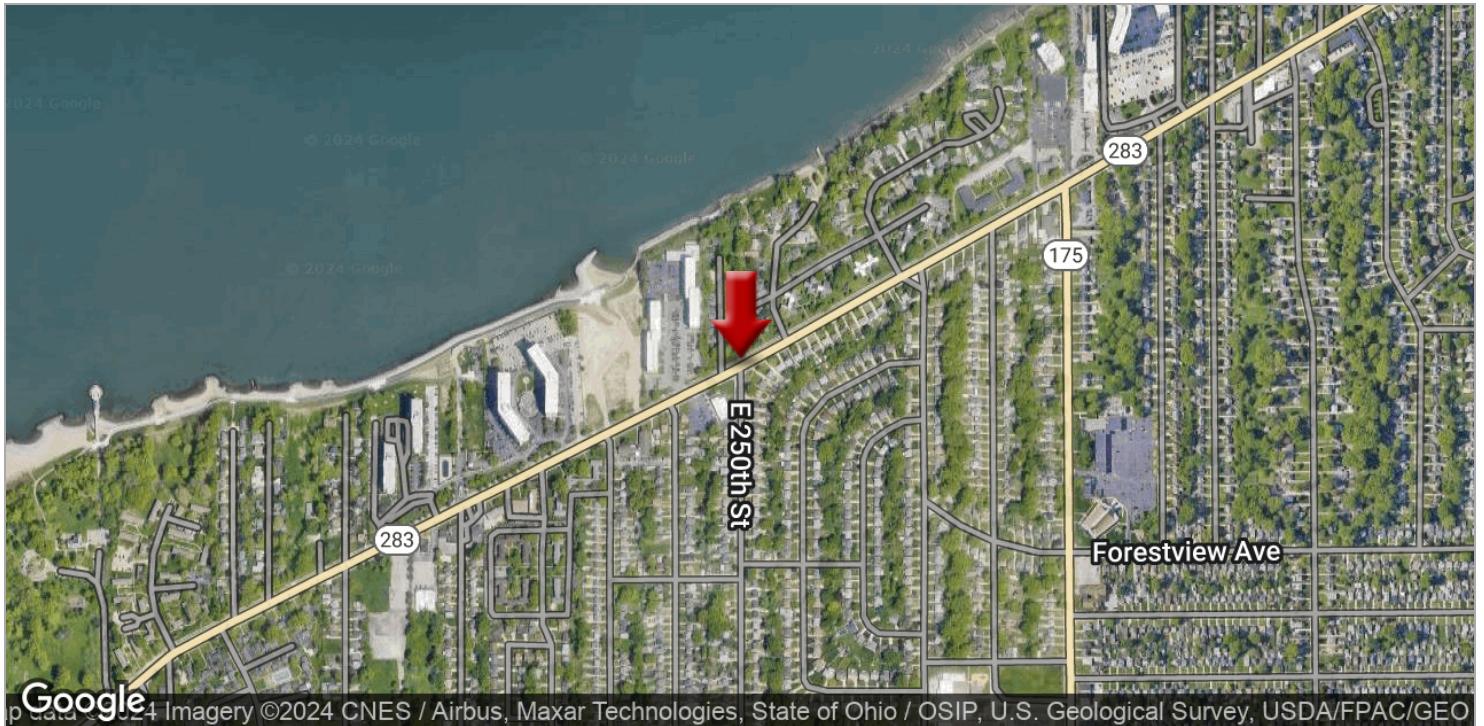
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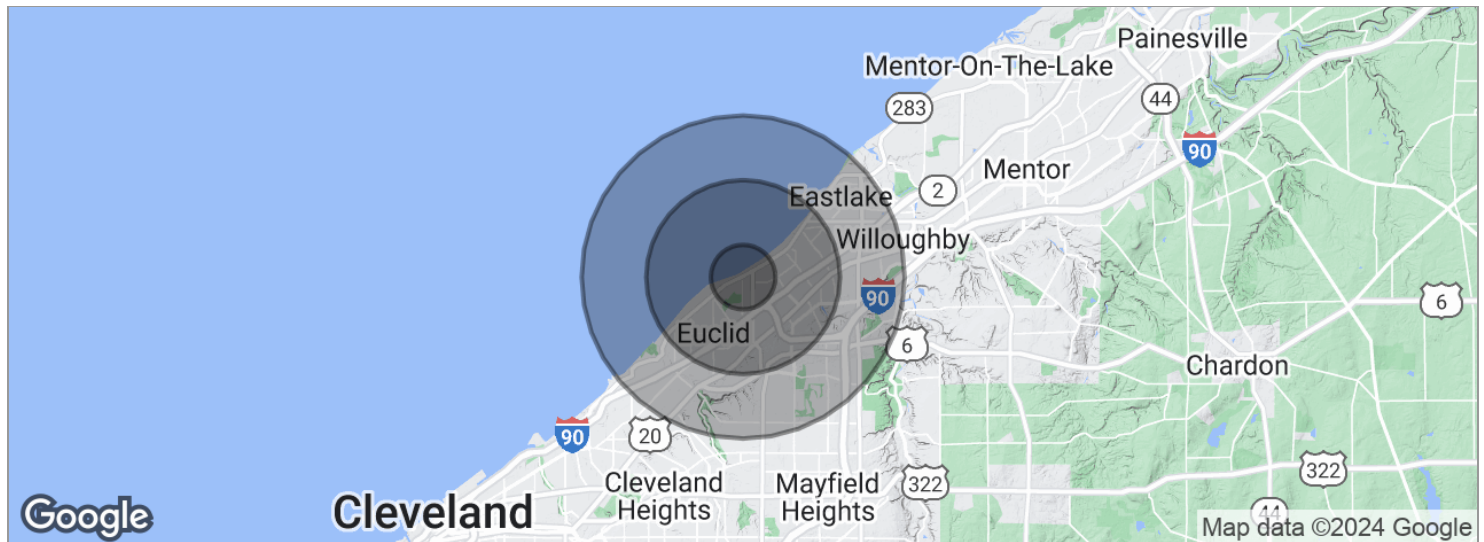
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,944	61,273	139,250
Median age	39.1	39.0	40.8
Median age (male)	37.0	36.6	38.7
Median age (Female)	41.7	41.1	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,483	26,881	61,977
# of persons per HH	2.2	2.3	2.2
Average HH income	\$49,243	\$50,850	\$52,345
Average house value	\$99,581	\$124,469	\$139,523

* Demographic data derived from 2020 ACS - US Census

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