

## OFFICE FOR SALE

VICTORIAN-STYLE HISTORIC BUILDING FOR SALE IN HEART OF DOWNTOWN WILLOUGHBY!

37903 Euclid Avenue, Willoughby, OH 44094



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$375,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	0.67 Acres
<b>BUILDING SIZE:</b>	5,017 SF
<b>MARKET:</b>	Cleveland
<b>SUBMARKET:</b>	Willoughby
<b>PRICE / SF:</b>	\$74.75

### PROPERTY OVERVIEW

Historic structure built in 1857 and has been used as an office since 1990. This one of a kind, fully renovated office building is built out of a mixture of stone, wood, and ornamental detailed architecture. Multiple offices are throughout the first and second floor that include men's and women's restrooms on both. Other interior features include wood floors, original doors and windows, an elegant mahogany staircase, and leaded glass panes. Full basement includes a restroom, office space, storage areas, and all utility components that include the furnace, hot water tank, 3/4" water meter, and 200-amp 3-phase meter. The 15-year old asphalt shingle roof is in good condition. Large open air front porch surrounds half of the building and is made of ornate wood and mouldings. Private asphalt parking lot allows access off Euclid Avenue and Jordan Drive. A additional large 3,000 SF 2-story wood-structure barn lies behind the main parking area.

Amazing historical property found in the heart of downtown Willoughby. Victorian structure that was originally built in 1857 is nestled in the heart of downtown Willoughby. This property can be re-used for office, converted back to residential use, or create a quaint BB with the appropriate approvals. The sky's the limit and the preservation of this gem is a must.

**KW COMMERCIAL**  
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7400 Center Street  
Mentor, OH 44060

**RICK OSBORNE JR.**  
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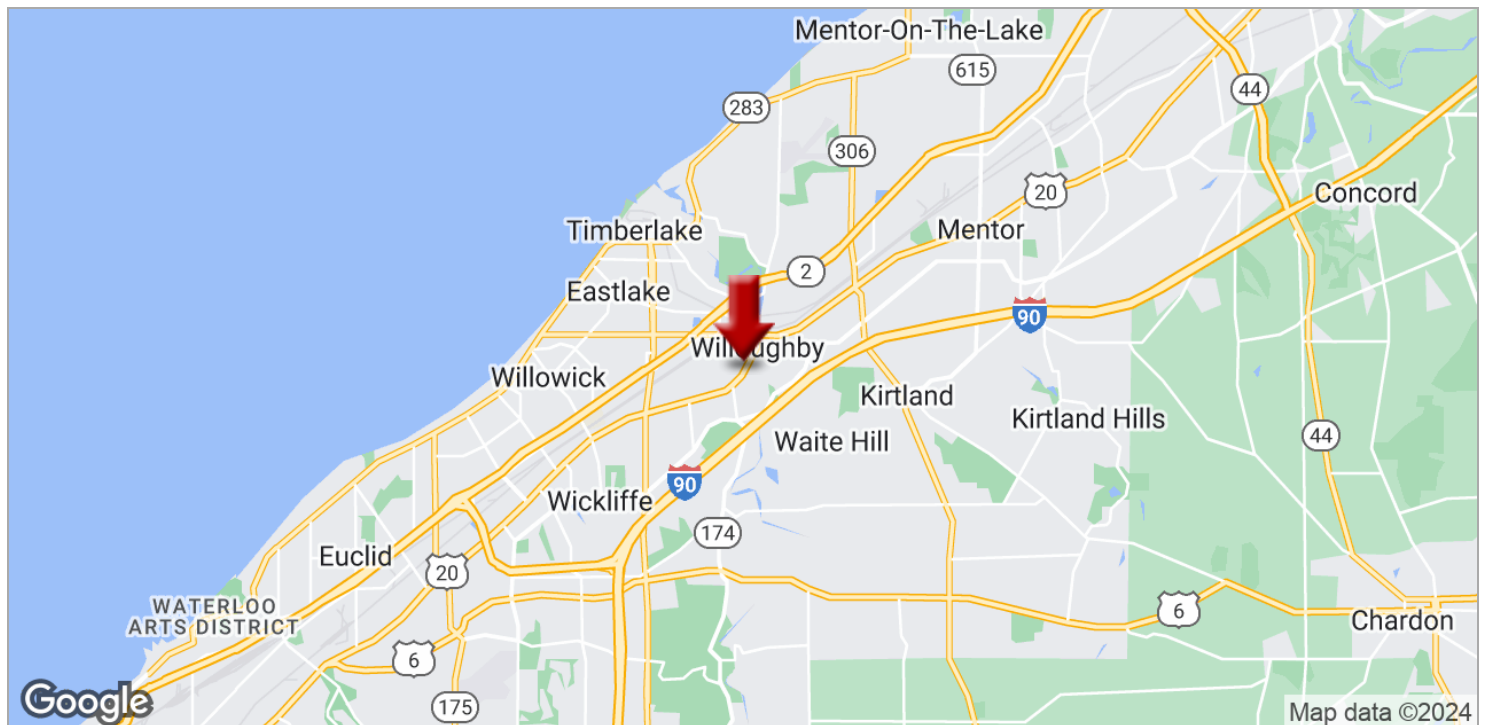
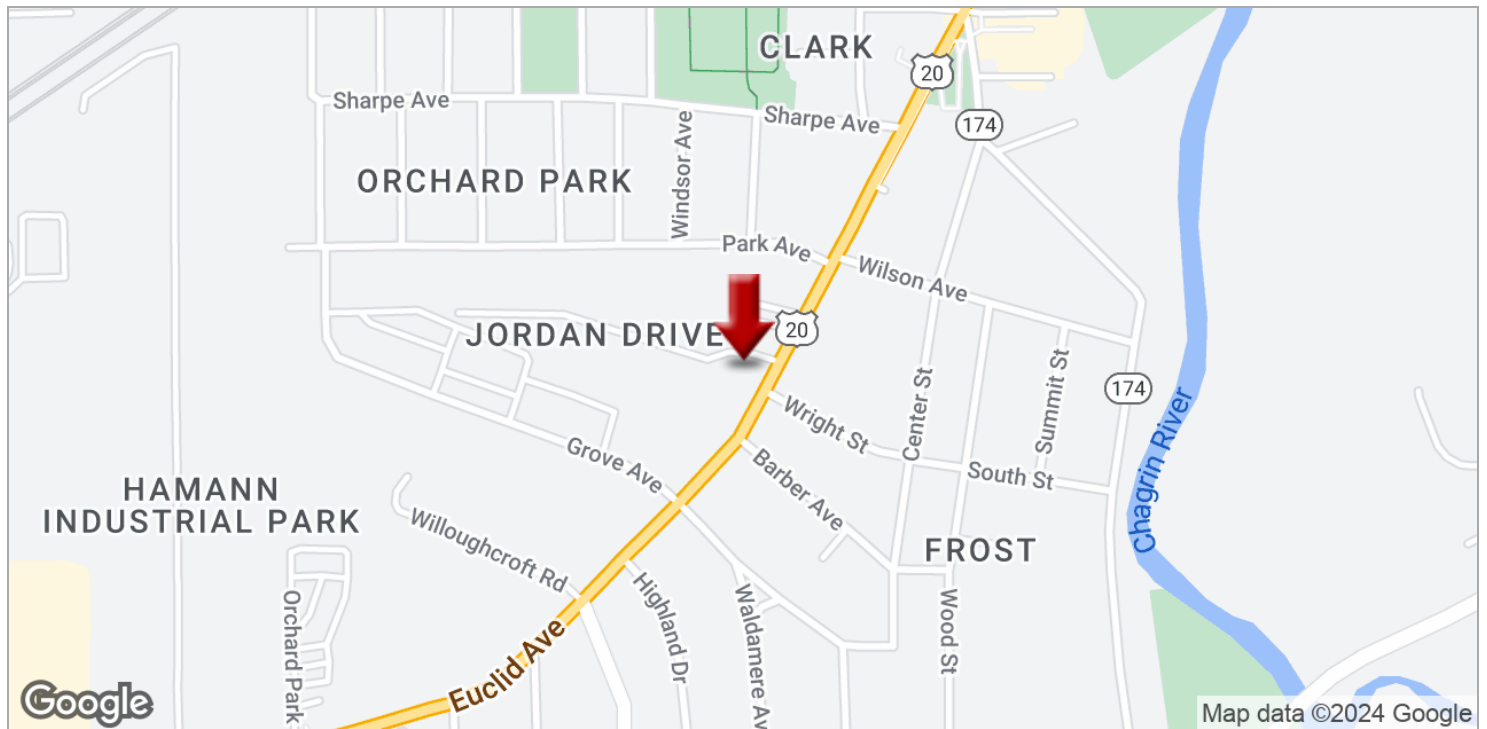
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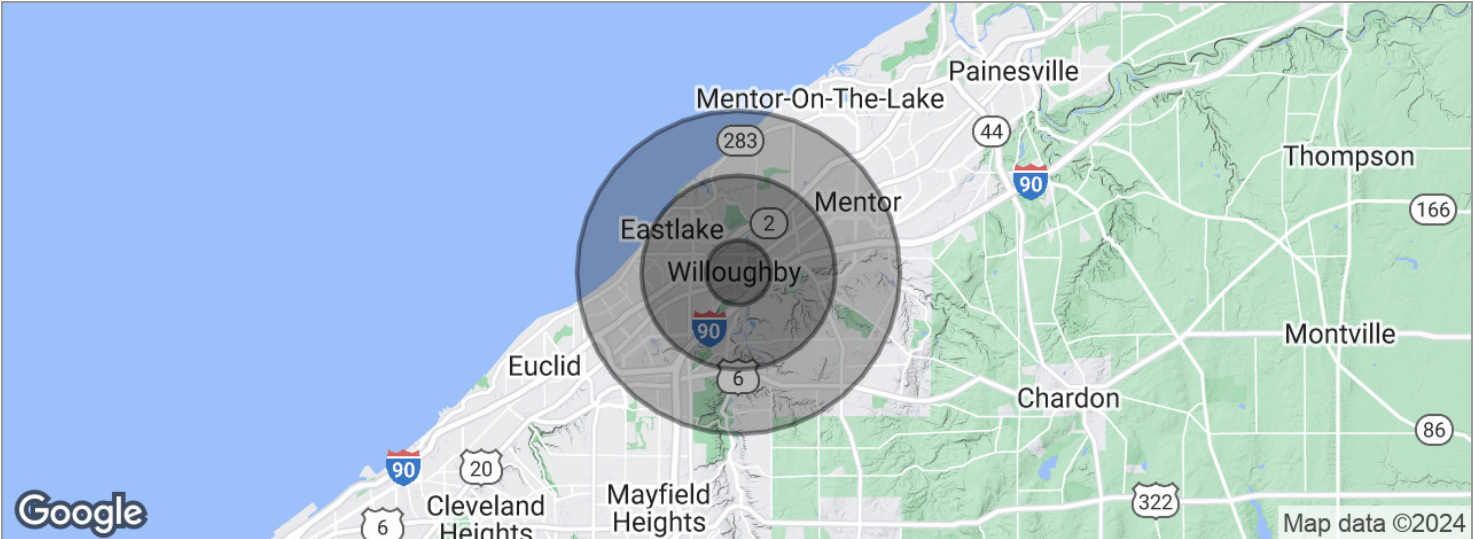
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,384	47,534	121,195
Median age	44.4	43.6	43.2
Median age (male)	43.4	41.8	41.9
Median age (Female)	46.6	46.1	45.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,521	20,980	53,082
# of persons per HH	2.1	2.3	2.3
Average HH income	\$61,472	\$63,967	\$64,696
Average house value	\$175,218	\$197,385	\$191,903

\* Demographic data derived from 2020 ACS - US Census

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