

PREMIER REAL ESTATE

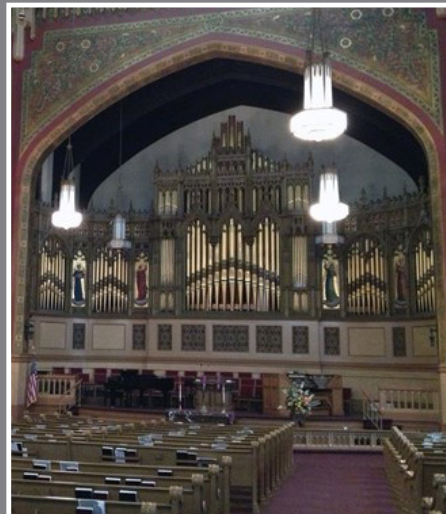
AUCTION

FEBRUARY 22, 2018

AUCTION TIME: 11:00 AM • REGISTRATION BEGINS AT 10:00 AM • LOCATION: ON-SITE

UNIVERSITY CIRCLE UNITED METHODIST CHURCH ORDERS IMMEDIATE SALE!

**52,000 SF ICONIC ARCHITECTURAL MASTERPIECE
ON 1± ACRE, DOWNTOWN CLEVELAND**



3000 EUCLID AVENUE, CLEVELAND, OH 44115

PUBLISHED RESERVE PRICE ONLY: \$250,000!

Excellent opportunity to purchase a one-of-a-kind, iconic architectural masterpiece in the heart of Cleveland! The 52,000± SF, Indiana Limestone building was designed by famed architect, J. Milton Dyer, constructed in 1905, and was placed on the National Register of Historic Places in 1995. The Perpendicular Gothic Style structure sits on a 0.92± acre parcel with a gated parking area that has access to both Prospect Avenue and East 30th Street. 24,000± SF of the building is a church sanctuary with ceiling heights of 90± feet, and seats an astonishing 1,200 people! There is a full basement and beautiful, ornate stained glass throughout. Attached to the sanctuary is a 28,000± SF, three-story office building that includes a full lower level that was built in 1965 and has recently been completely renovated, sprinklered and upgraded five years ago for utilization by the Cleveland Metropolitan School District as a school. The highly sought after site is located in the thriving Midtown District and on the border of the Campus District. It is in close proximity to several redevelopment projects that are underway to add residential living to this section of the District. Possible transformations include restaurant, lounge/night club, brewery/winery, art gallery, condominium conversion, office complex, performing arts school/theatre, school, religious use or the not yet imaginable!

OPEN HOUSES: THURSDAYS - FEBRUARY 1ST, 8TH, 15TH FROM 10:00 AM TO 12 NOON

CASHIER'S CHECK REQUIRED TO BID: \$17,500 • ANNUAL REAL ESTATE TAXES: TAX EXEMPT (RELIGIOUS)

 **CHARTWELL**
REAL ESTATE AUCTIONS

FOR ADDITIONAL INFORMATION, CALL MARK ABOOD

216.861.7200

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