

3475 Ridge Ave, Cleveland, OH 44102

MLS#: **5218272**

Prop Type: **Commercial Sale**

Status: **Active**

Sub Type: **Retail**

Recent: **06/12/2026 : New Listing**

List Price: **\$1,899,000**
DOM/CDOM: **7/7**



List Dt Rec: **06/12/2026**

Lot #:

Unit:

County: **Cuyahoga**

List Date: **06/11/2026**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Exp Dt: **05/31/2027**

Supplements (1)

Parcel ID: **TX 013-01-002 013-01-005**

Twp: **Cleveland**

Subdiv: **Denison**

School Dist: **Cleveland Municipal - 1809**

Yr Built: **1965/Public Records**

SqFt Total: **20,696** \$/SqFt: **\$91.76**

Map:

Directions: **Corner of Ridge & Denison**

Legal/Taxes

Taxes: **\$12,416** Tax Year: **2025**

Assessment: **No** Homestead:

Legal: **26 DENRDGE 0003 NP**

Annual RE Tax:

Zoning: **Commercial**

General Information

Approx Fin SqFt: **20,696/RealReports**

Office SqFt: Lot Size (acre): **1.70**

DriveIn Door Max Hgt:

Residential SqFt: Lot Size Source: **RealReports**

Drive In Door Min Hgt:

Warehouse SqFt: Lot Size Front: **196**

Dock Doors:

Features

Heating: **Forced Air**

Cooling:

Water: **Public**

Sewer: **Public**

Addl SubType: **Building, Free Standing, Industrial, Miscellaneous, Office, Warehouse, Warehouse Distrib**

Current Use: **Commercial, Mixed Use, Retail, Warehouse**

Remarks:

Prime commercial opportunity on highly traveled Ridge Rd in Cleveland's west side corridor. This property offers exceptional visibility and consistent traffic exposure—ideal for a variety of business uses including retail, office, warehouse or service-based operations. The building features a flexible and open interior layout that can be adapted to suit multiple business needs, with ample space for customer-facing areas, offices, or workspace. Large on-site parking adds convenience for both clients and staff. Conveniently located near major highways including I-480 and I-71, and surrounded by established businesses, residential neighborhoods, and daily traffic generators. Whether you're an owner-user looking to establish your presence or an investor seeking a well-positioned asset, this property presents strong potential.

Agent/Broker Info

List Agent: **Roger L Nair (2011001849)**

List Office: **Home Equity Realty Group (20422)**

Contact #: **330-350-0016**

Office Phone: **330-952-2244**

LA Email: **rnairair55@gmail.com**

Office Fax:

LA License #: **OH SAL.2011001849**

Brokerage Lic: **2022002672**

Attrib Cnt: **rnairair55@gmail.com, 330-350-0016**

Waived Agt: **No**

Showing

Showing Contact: **330-350-0016** Type: **Listing Agent**

Showing Rqmts: **Call Listing Agent, Text Listing Agent**

Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes - No AVM**

Internet Address Y/N: **Yes**

Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name:

Owner Phone:

Owner Agent: **No** Warranty:

Listing Agreement: **Exclusive Right To Sell**

Listing Service: **Full Service**

Listing Contract Date: **06/11/2026**

Expiration Date: **05/31/2027**

Purchase Contract Date:

Possession: **Time of Transfer**

Orig List Price: **\$1,899,000**

Special Listing Conditions: **Standard**

Online Bidding: **No**

Prepared By: Roger L. Nair

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 06/18/2026 04:15 PM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

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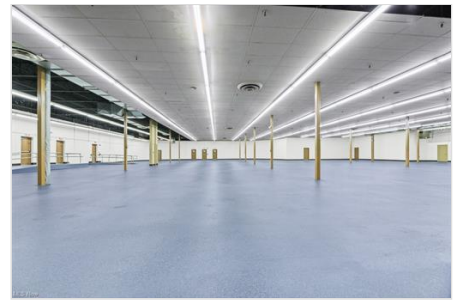
Retail SqFt: **0** Bsmt: Yr: **1965** Acres: **1.70** **\$1,899,000**



Other



Aerial View



Other



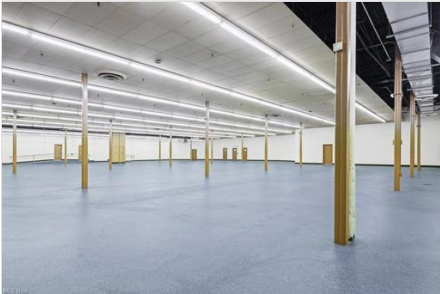
Other



Other



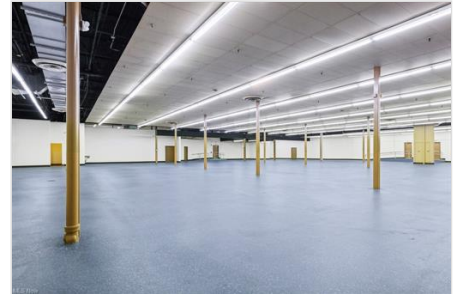
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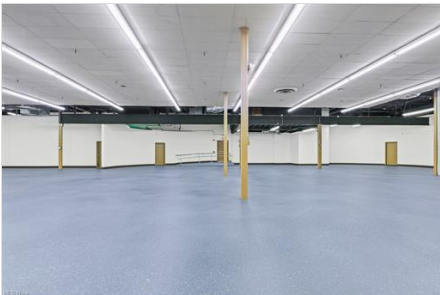
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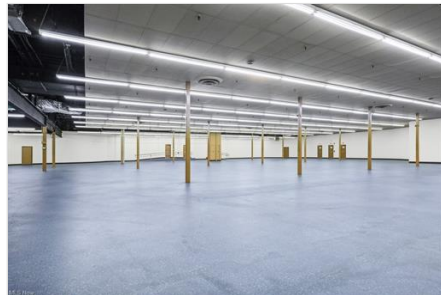
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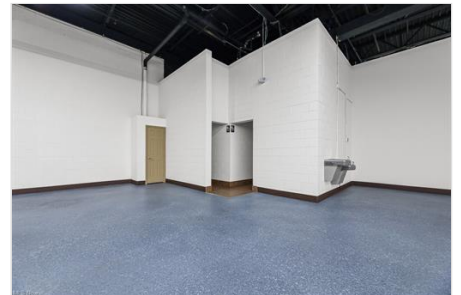
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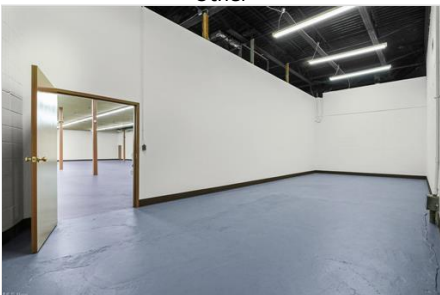
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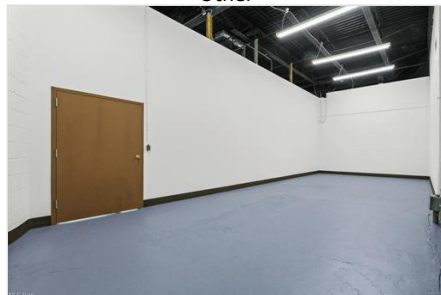
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Other



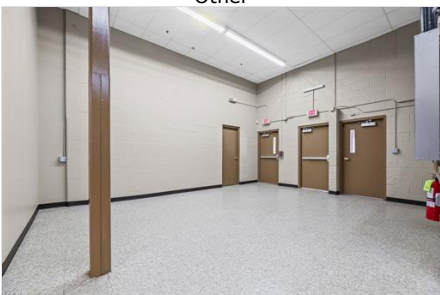
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Other



Other



Other



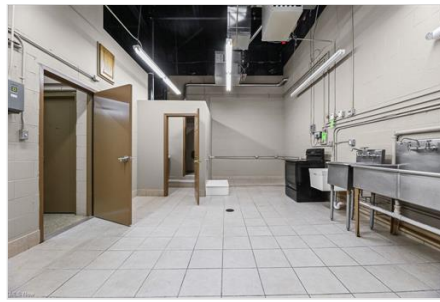
Other



Other



Office



Other



Other



Other



Bathroom



Bathroom



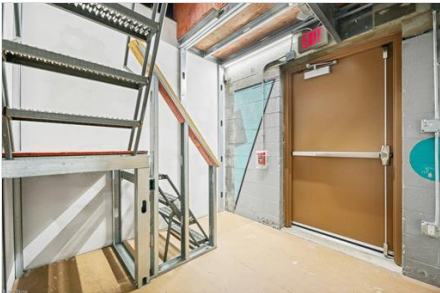
Bathroom



Other



Bathroom



Other



Other



Other



Other



Other



Other



Other



Parking



Other



Front of Structure



Front of Structure



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



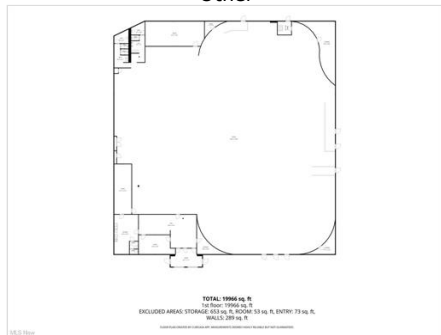
Other



Aerial View



Aerial View



Floor Plan

TOTAL 19966 sq. ft.
1st Floor 19966 sq. ft.
EXCLUDED AREAS: STORAGE 212 sq. ft., B. ROOM 13 sq. ft., ENTRY 73 sq. ft.,
WALLS 289 sq. ft.

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