

## SPECIAL PURPOSE FOR SALE

# VAN GORDER MANOR

37819 Euclid Avenue, Willoughby, OH 44094



### OFFERING SUMMARY

|                       |                         |
|-----------------------|-------------------------|
| <b>SALE PRICE:</b>    | \$899,000               |
| <b>LOT SIZE:</b>      | 4.36 Acres              |
| <b>YEAR BUILT:</b>    | 1902                    |
| <b>BUILDING SIZE:</b> | 16,365 SF               |
| <b>MARKET:</b>        | Cleveland               |
| <b>SUBMARKET:</b>     | Willoughby, Lake County |
| <b>PRICE / SF:</b>    | \$54.93                 |

### PROPERTY OVERVIEW

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**  
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Mentor, OH 44060

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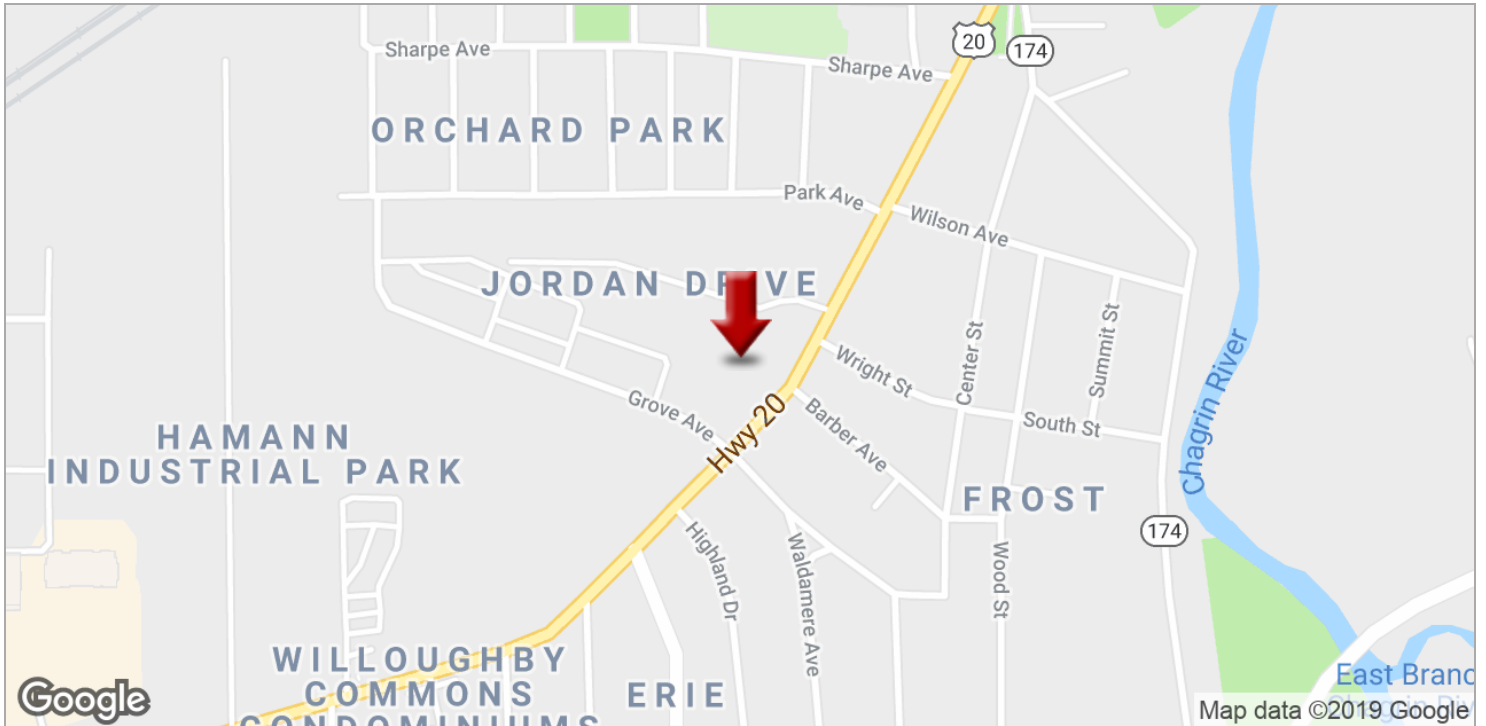
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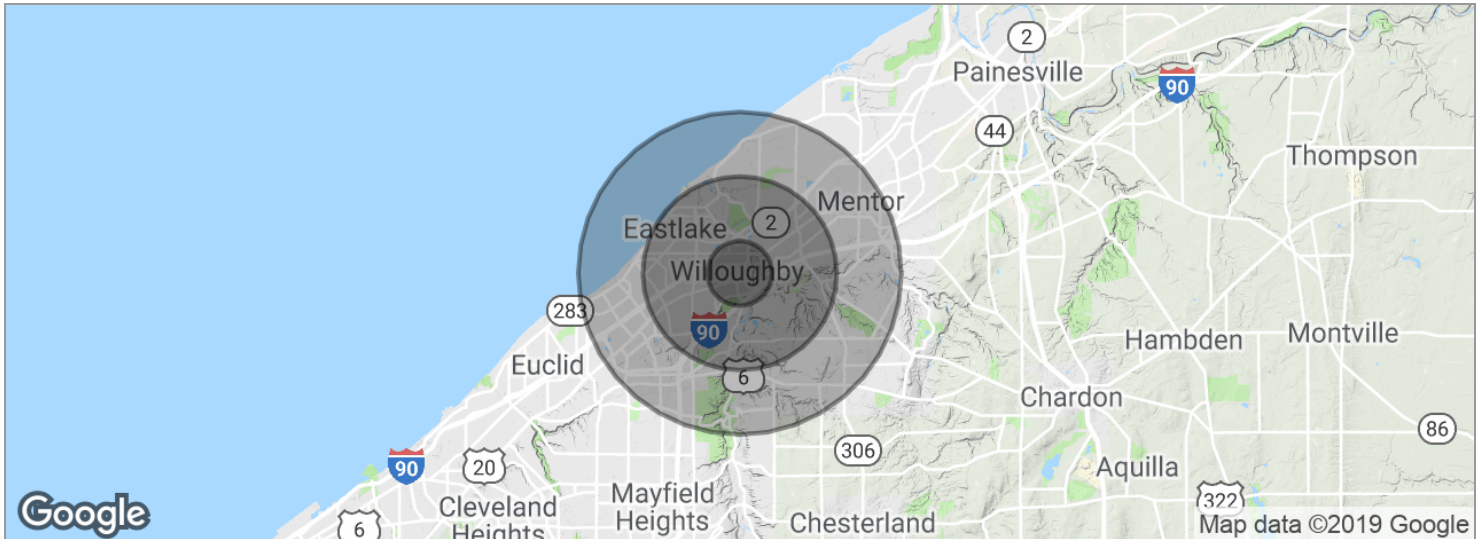
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| POPULATION          | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population    | 7,585  | 48,165  | 121,315 |
| Median age          | 44.6   | 43.6    | 43.2    |
| Median age (male)   | 43.6   | 41.9    | 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 2010 US Census

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