

# GENERAL BACKGROUND INFORMATION

*(As available on 11/2014 - subject to change without notice)*

**Just steps away from the Cedar Lee Theater**

**Income / Investment Real Estate  
Current use Restaurant & Bar**

**5,690 +/- SF, plus outside dining area**

**Real Property Located at  
2177 Lee Road / Cleveland Heights, OH 44118  
Cuyahoga County**



***Materials Presented by:***

**Ag REAL ESTATE GROUP, INC.**

**Eric M. Silver, President & Broker  
Eric Zimmerman, Vice President**

# CONSUMER GUIDE TO AGENCY RELATIONSHIPS

*Ag Real Estate Group, Inc.*



We are pleased you have selected *Ag Real Estate Group, Inc.* to help you with your real estate needs. Whether you are selling, buying or leasing real estate, *Ag Real Estate Group, Inc.* can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services that agents can offer and their options for working with you:

## **Representing the Sellers**

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "subagency" to other brokerages, which would also represent the seller's interests and owe the seller these same duties.

## **Representing Buyers**

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction.

## **Dual Agency**

Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

## **Representing Both the Buyer & Seller**

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or online at [www.com.ohio.gov/real](http://www.com.ohio.gov/real).

### **Working With *Ag* Real Estate Group, Inc.**

*Ag* Real Estate Group, Inc. does represent both buyers and sellers. When *Ag* Real Estate Group, Inc. lists property for sale, all agents in the brokerage represent the seller. Likewise, when a buyer is represented by a *Ag* Real Estate Group, Inc. agent, all of the agents represent that buyer. Therefore, when a buyer represented by a *Ag* Real Estate Group, Inc. agent wishes to purchase property listed by our company, the agent(s) involved act as dual agents. This is true whether one agent is representing both parties or two separate agents are involved.

In the event that both the buyer and seller are represented by *Ag* Real Estate Group, Inc. agents, these agents and *Ag* Real Estate Group, Inc. will act as a dual agent but only if both parties agree. As a dual agent, they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that will place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs, you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties *Ag* Real Estate Group, Inc. has listed. In that instance, *Ag* Real Estate Group, Inc. will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller, you should not share any information with the listing agent that you would not want the seller to know.

### **Working With Other Brokerages**

*Ag* Real Estate Group, Inc. does offer representation to both buyers and sellers. When *Ag* Real Estate Group, Inc. lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. *Ag* Real Estate Group, Inc. does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because *Ag* Real Estate Group, Inc. shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that buyer's brokerage. Instead, that company will be looking out for the buyer and *Ag* Real Estate Group, Inc. will be representing your interests.

When acting as a buyer's agent, *Ag* Real Estate Group, Inc. also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

### **Fair Housing Statement**

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (Effective: 9/29/11)

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign below to acknowledge receipt of this pamphlet. Your signature will not obligate you to work with our company if you do not choose to do so.

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

**REGISTRATION**

**2177 Lee Road**  
**Cleveland Heights, OH 44118**

Eric M. Silver is a Real Estate Broker licensed in the State of Ohio, doing business as Ag Real Estate Group, Inc. Eric Zimmerman is a Real Estate Agent for Ag Real Estate Group, Inc., licensed in the State of Ohio.

We welcome co-brokerage participation in support of our effort to market and sell this property. Upon completion and closing of a transaction with a buyer who has been duly registered by a Buyer's agent, and subject to the terms of the purchase agreement, Seller shall pay a co-brokerage fee equal to 2.5% of the purchase price (via escrow) to a buyer's broker. **To be registered and recognized as a buyer's broker, you must complete this registration form and have received an executed copy in return prior to your client having contact with the Ag Real Estate Group, Inc. Brokers contacting the Ag Real Estate Group, Inc. after their client makes an initial contact directly to the Ag Real Estate Group, Inc. will not be recognized or compensated by the Seller. Registration will remain valid for a period of 150 days after the later date below, after which time the registration becomes null and void.**

**CIRCLE ONE CHOICE:** *I am* / *am not* represented by a broker or agent.

\_\_\_\_\_  
Buyer (*print and sign*)      Phone #      Date

\_\_\_\_\_  
Buyer's Agent - Name and Phone #      Date

\_\_\_\_\_  
Ag Real Estate Group, Inc.      Date  
By: Eric M. Silver, President and Broker

## 2177 Lee Road

This property is part of a bankruptcy matter known as 14-13487 in the United States Bankruptcy Court Northern District of Ohio Eastern Division. This offering is for ONLY the real property at the location described. Any business, fixtures, equipment, licenses (including liquor license) are not part of this offering. While not part of this real property offering, business equipment, fixtures and liquor license at this location may be available to purchase through the Bankruptcy Trustee. All sales are subject to Bankruptcy Court approval.

The sole purpose of **The General Background Information** included herein is to provide **general and not specific** information regarding the real property described.

The information contained herein shall not constitute an offer to sell nor a request or solicitation of an offer to buy. No person or entity shall have any rights whatsoever to rely on this information or any other information received unless there is a mutually executed document specifically and intentionally creating such right of reliance.

The information included herein has been secured from sources that are usually reliable; however the accuracy of the information has not been verified by any of the following: The Bankruptcy Trustee, the owner, manager, or broker and their agents, employees or consultants. All parties are encouraged and directed to initiate and complete (at their own expense) any and all due diligence studies that may be required in order to evaluate the quality, condition, suitability, and potential value of the property.

**THE TRUSTEE, OWNER, BROKER, MANAGER (and any parties related in any way to them) MAKE NO WARRANTY (expressed or implied) WHATSOEVER REGARDING THE PROPERTY.**

**TOURS OR INSPECTIONS OF THE PROPERTY ARE BY PRIOR ARRANGEMENT WITH THE BROKER. NO PARTY HAS AUTHORIZATION TO ENTER UPON THE PROPERTY WITHOUT SPECIFIC WRITTEN PERMISSION OF THE BROKER.**

## GENERAL BACKGROUND INFORMATION

*(Included as of 11/2014)*

- **Market Information**
- **Property Photos**
- **Data Sheet**
- **Sample Floor Plan**
- **Location Maps**
- **Tax Maps**
- **Aerial Photos**
- **Demographics**
- **Traffic Counts**
- **Zoning Use Information**
- **Property Detail Report**



## Market Information



### *Cleveland Heights - Cedar Lee District*

Whether you're a "foodie", a film buff, or just looking for a family-friendly place to eat, shop, or catch a play, we invite you to discover why Cedar Lee is One Amazing Mile!

From award-winning services, recognized restaurants and outstanding theaters, to art galleries, boutiques and night life, Cedar Lee is a great place to impress a first date, catch the game, or just unwind with good friends! Known for quality customer service, come enjoy our "Main Street" hospitality.

#### **A truly unique shopping experience**

Cedar Lee boasts a wide variety of specialty shops. Whether your shopping for a vintage gift, unique art or gourmet chocolates Cedar Lee has it all!

#### **Dining & Libations**

Dozens of hot spots to make a perfect day or complete a special night. Take in a great meal, movie or concert. With so many places to explore you'll never want to leave!

#### **Superb services to fit your everyday lifestyle**

From banking to bikes, Cedar Lee is your one stop shop for taking care of life's necessities.

#### **The Cedar Lee District includes these restaurants & stores:**

- Anatolia Café
- BottleHouse Brewery
- Brennan's Colony
- Dewey's Pizza
- Golden Dragon
- Joey's Italian Bistro
- Lopez SouthWest Kitchen
- Marotta's
- Mitchell's Fine Chocolates
- Parnell's Pub
- Phoenix Coffee
- Stone Oven Bakery Café
- Taste
- Tavern Co.
- The Wine Spot

*The above content was found on:* [www.freshwatercleveland.com](http://www.freshwatercleveland.com), [www.cedarlee.org](http://www.cedarlee.org)

## Market Information

### Cleveland Heights



#### *Cleveland Heights - A Great Location!*

**Only 20 minutes to downtown Cleveland!** You'll enjoy Cleveland's exciting business, shopping, sports and entertainment center: the Rock and Roll Hall of Fame and Museum, Great Lakes Science Center, Cleveland Browns football, Cleveland Indians baseball, Cleveland Cavaliers basketball, Tower City Center, Playhouse Square, Cleveland State University, the Warehouse District and more!

**"Just up the hill" from University Circle!** Cleveland Heights is just five minutes away from university Circle, Cleveland's cultural center, which includes Case Western Reserve University; Severance Hall, home of the world-class Cleveland Orchestra; Cleveland Museum of Art, Cleveland Botanical Garden; the Cleveland Clinic and University Hospitals. Also five minutes away are John Carroll University and Notre Dame College.

**Easy access to the airport!** You'll find easy access to I-71, I-90, I-271 and Hopkins International, Burke Lakefront and Cuyahoga County airports.

#### *At a glance*

**Population:** 46,121

**Area:** 8.14 square miles

#### **Location:**

- 20 minutes to downtown Cleveland
- 20 minutes to five major interstates
- 40 minutes to Cleveland Hopkins Airport
- Within minutes of University Circle
- Cleveland Heights City Hall is at 40 Severance Circle, Cleveland Heights, OH 44118. City Hall is open weekdays, 8:30 am-5:00 pm.

#### **Housing:**

- Over 13,000 single-family houses
- 5,470 rental units in 367 apartment buildings
- Exciting, new townhouse and condominium developments.



# 2177 Lee Road

## Schools:

- The Cleveland Heights-University Heights City School District is committed to preparing all students for college and life by providing a challenging curriculum that connects students' lives and their future in a safe, supportive, and nurturing environment, ensuring value for residents and homeowners, and being an important part of what makes this community such a great place to call home.
- The Cleveland Heights-University Heights School District operates seven elementary schools (with all-day kindergartens), three middle schools, and one high school, which has been transformed into four small learning communities.
- There are also a number of parochial, private and Montessori schools in the city and the area. Nationally recognized private independent schools are within a few minutes drive of Cleveland Heights.

## Parks & Recreation:

- Over 135 acres of beautiful parkland.
- State-of-the-art Community Center, featuring: year-round, Olympic-sized ice rink; gymnasium with two full-sized basketball courts; Fitness Center with extensive Nautilus equipment; four-lane indoor track; Senior Activity Center; child care facilities and meeting rooms
- Outdoor swimming pool at Cumberland Park
- Indoor swimming at Heights High School
- 18 lit outdoor tennis courts
- 2.3 mile bicycle and jogging path
- Sports leagues for all ages
- Cain Park Summer Arts Complex with theater, music, dance, etc.
- Skate park for skateboarders and rollerbladers
- Veterans Memorial
- Cleveland Heights Historical Center at Superior Schoolhouse

## Cleveland Heights: So Much To Offer!

- Eleven unique commercial shopping districts
- Some of the best restaurants in the Cleveland area!
- Many places of worship
- Professional theater - Dobama, Ensemble, Cain Park
- Forty-six designated Historical landmarks
- Largest suburban public library system in Cuyahoga County.
- More than 800 businesses, from national and regional chains to independent businesses

*The above content was found on:* [www.clevelandheights.com](http://www.clevelandheights.com), [www.cleveland.com](http://www.cleveland.com)

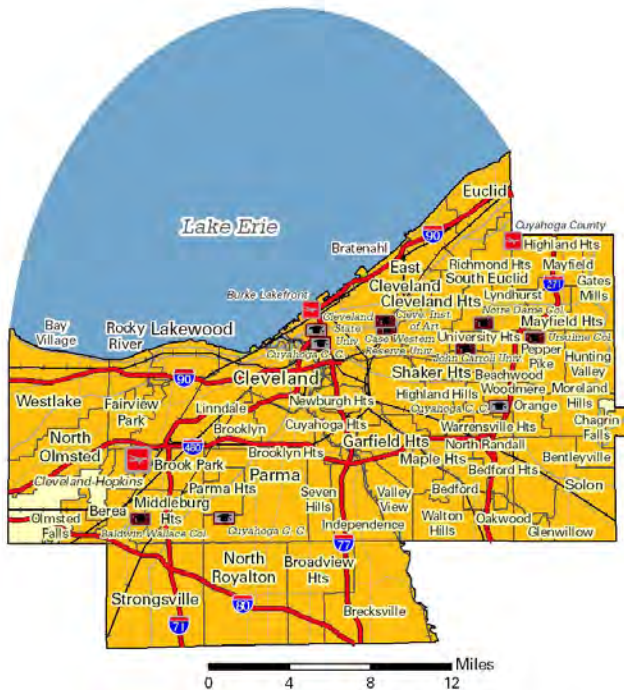
# Ohio County Profiles

Prepared by the Office of Policy, Research and Strategic Planning



## Cuyahoga County

**Established:** Act - June 7, 1807  
**2013 Population:** 1,263,154  
**Land Area:** 458.3 square miles  
**County Seat:** Cleveland City  
**Named for:** Native American word meaning "crooked"



### Taxes

Taxable value of real property	\$26,827,430,860
Residential	\$18,476,921,710
Agriculture	\$8,393,310
Industrial	\$1,185,049,860
Commercial	\$7,150,552,210
Mineral	\$6,513,770
Ohio income tax liability	\$998,537,672
Average per return	\$1,752.19

### Land Use/Land Cover

#### Percent

Urban (Residential/Commercial/Industrial/Transportation and Urban Grasses)	66.85%
Cropland	0.99%
Pasture	0.03%
Forest	30.95%
Open Water	0.65%
Wetlands (Wooded/Herbaceous)	0.37%
Bare/Mines	0.17%

### Largest Places

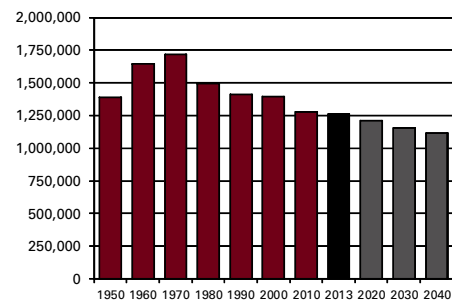
#### Est. 2013 Census 2010

Cleveland city	390,113	396,815
Parma city	80,429	81,601
Lakewood city	51,143	52,131
Euclid city	48,139	48,920
Cleveland Heights city	45,394	46,121
Strongsville city	44,730	44,750
Westlake city	32,471	32,729
North Olmsted city	32,292	32,718
North Royalton city	30,367	30,444
Garfield Heights city	28,378	28,849

UB: Unincorporated balance.

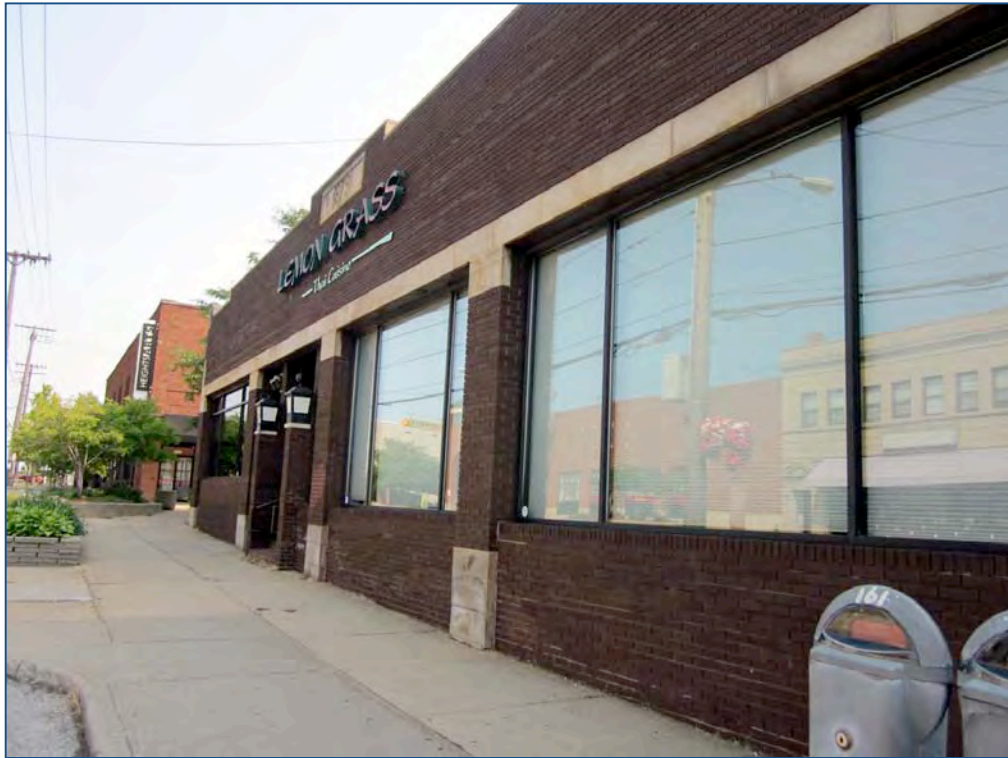
### Total Population

Census		Estimated
1800		2011 1,270,098
1810	1,459	2012 1,266,049
1820	6,328	2013 1,263,154
1830	10,373	
1840	26,506	Projected
1850	48,099	2020 1,209,550
1860	78,033	2030 1,154,210
1870	132,010	2040 1,113,950
1880	196,943	
1890	309,970	
1900	439,120	
	1910 637,425	
	1920 943,495	
	1930 1,201,455	
	1940 1,217,250	
	1950 1,389,532	
	1960 1,647,895	
	1970 1,721,300	
	1980 1,498,400	
	1990 1,412,140	
	2000 1,393,978	
	2010 1,280,122	



2177 Lee Road

## Property Photos





2177 Lee Road

## Property Photos



2177 Lee Road

## Property Photos





2177 Lee Road

## Property Photos





# 2177 Lee Road

## Data Sheet

### 2177 Lee Road Cleveland Heights, OH 44118

#### The Property

Address: 2177-79 Lee Road, Cleveland Heights, OH 44118  
Zoning: C-2X – Multiple Use District  
Lot Size: 0.1989 acres +/-  
Parcel Number: 687-06-004

#### Building

Number of Buildings: 1  
Number of Stories: 1  
Year Built: circa 1979  
Building Square Footage: 9,397 +/- SF per county includes lower level - to be field verified by potential purchaser.  
First Floor = 5,690 +/- SF

#### Construction

Exterior Wall: Brick/Block  
Roof: Flat

#### Utilities

Water: Municipal  
Sewer: Municipal  
Electric: Illuminating Company  
Gas: Dominion

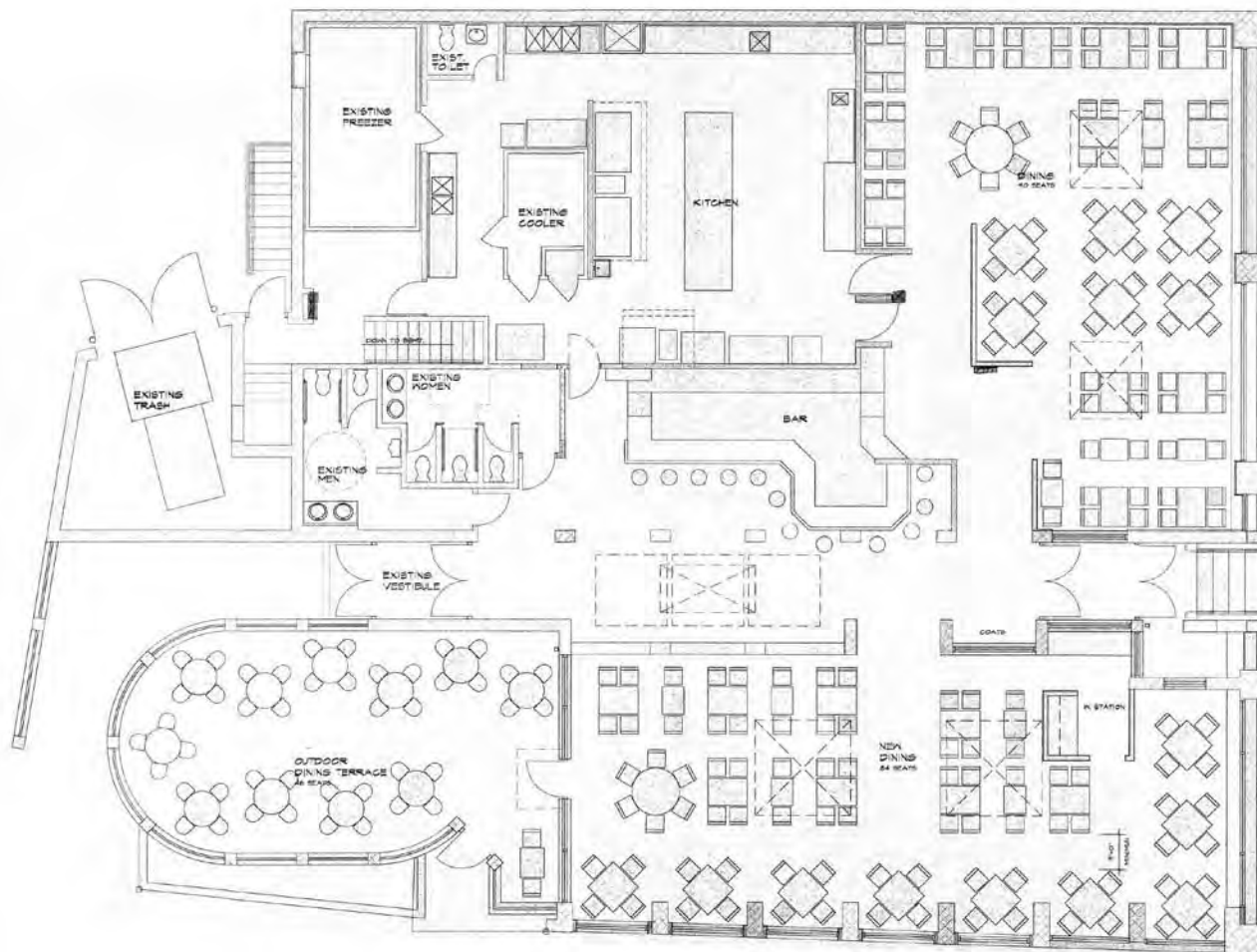
#### HVAC

HVAC: Rooftop unit(s) – condition of HVAC equipment is unknown

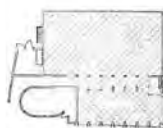
*\*All information to be verified by potential purchaser. Data listed above obtained from Public Records and has not been verified by Receiver, Seller or Broker.*

2177 Lee Road

## Sample Floor Plan



2/20/18	12	ISSUE FOR PLANS REVIEW
2/20/18	11	REVISED TO A-COMPAR
REVISIONS		
<b>LEMON GRASS</b>		
2177 LEE ROAD CLEVELAND HEIGHTS, OHIO		
DRAWING TITLE		
<b>FURNITURE PLAN</b>		
CONTRACT NO. 18034	PROJECT	<b>F1</b>
DWG. FILE 180343		
DATE 2/21/18		
SCALE 1/4"=1'-0"		



PANEL  
ANNO.  
NO.

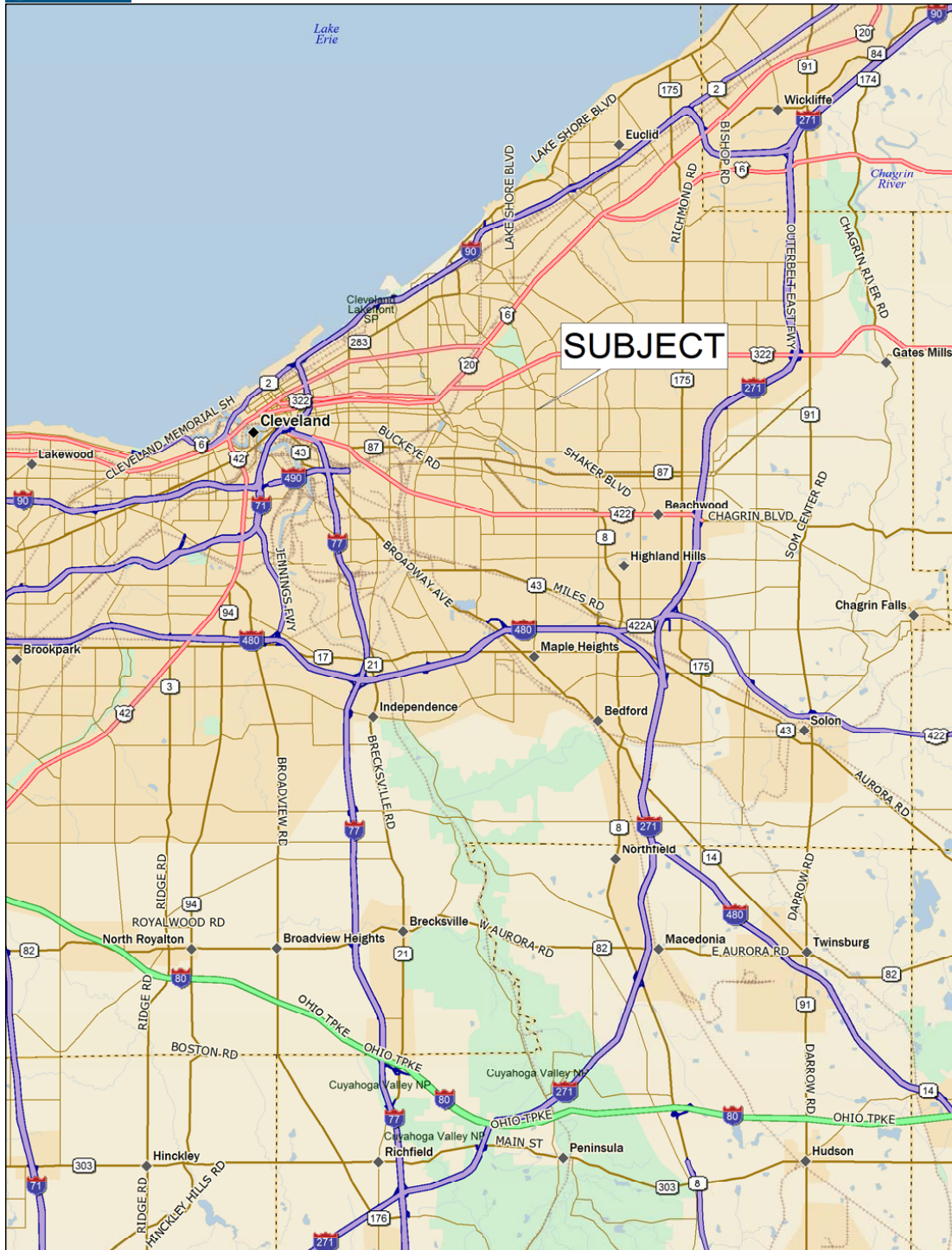
AREAS	
EXISTING BUILDING	4,250 SF
NEW ENCLOSED SPACE	1,440 SF
BAR	5,690 SF
SEATING	
EXISTING DINING ROOM	40
NEW DINING ROOM	24
BAR	12
TOTAL	156 SEATS
EXTERIOR TERRACE	46

*\*Sample floor plan only. Key data to be field verified by buyer.*

## Location Map



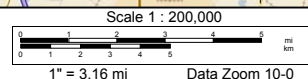
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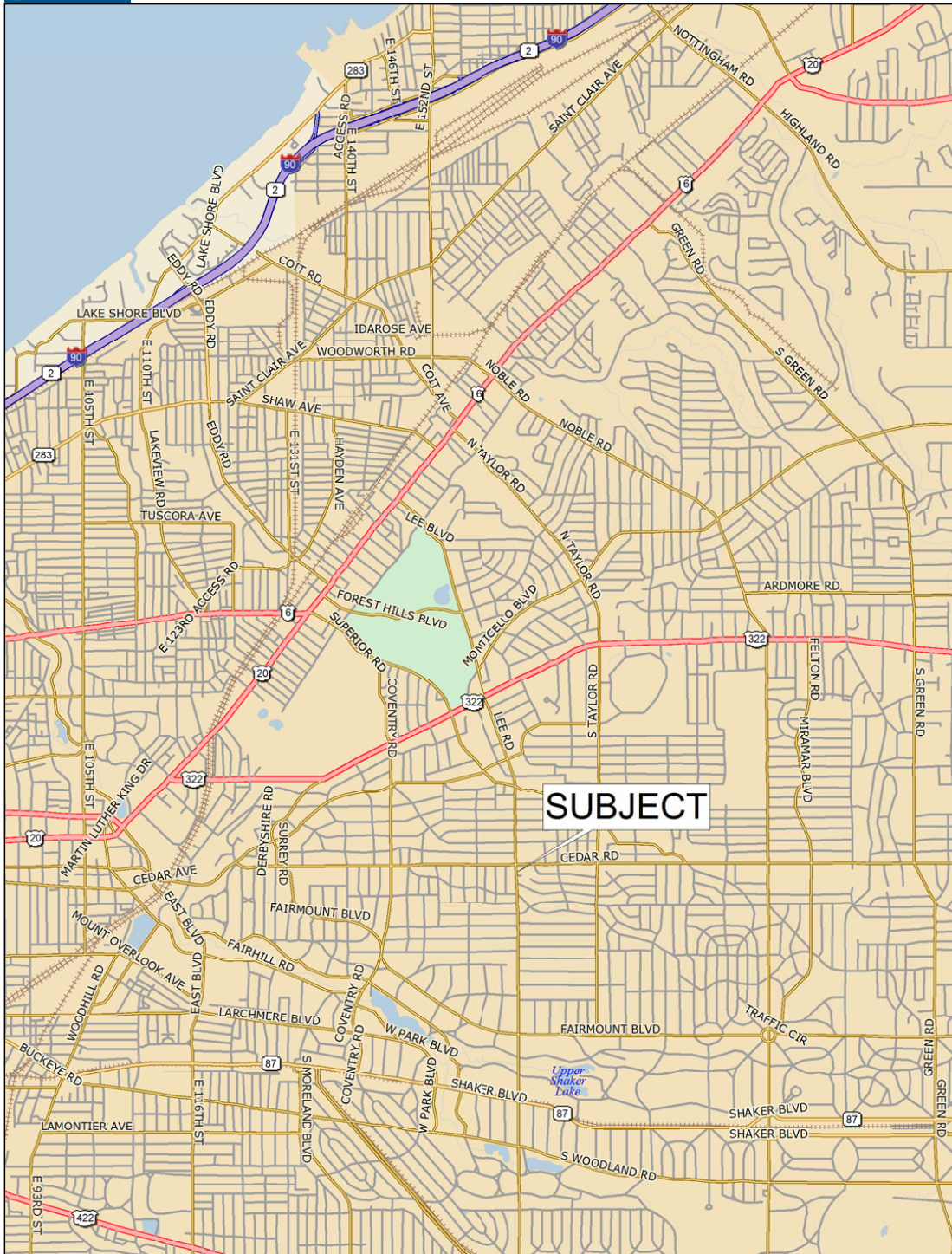
3659 South Green Road, Suite 100 / Beachwood, Ohio 44122 / 216.504.5000-T / 216.504.5001-F  
www.agrealestategroup.com / info@agrealestategroup.com



## Location Map



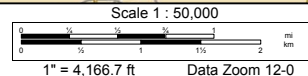
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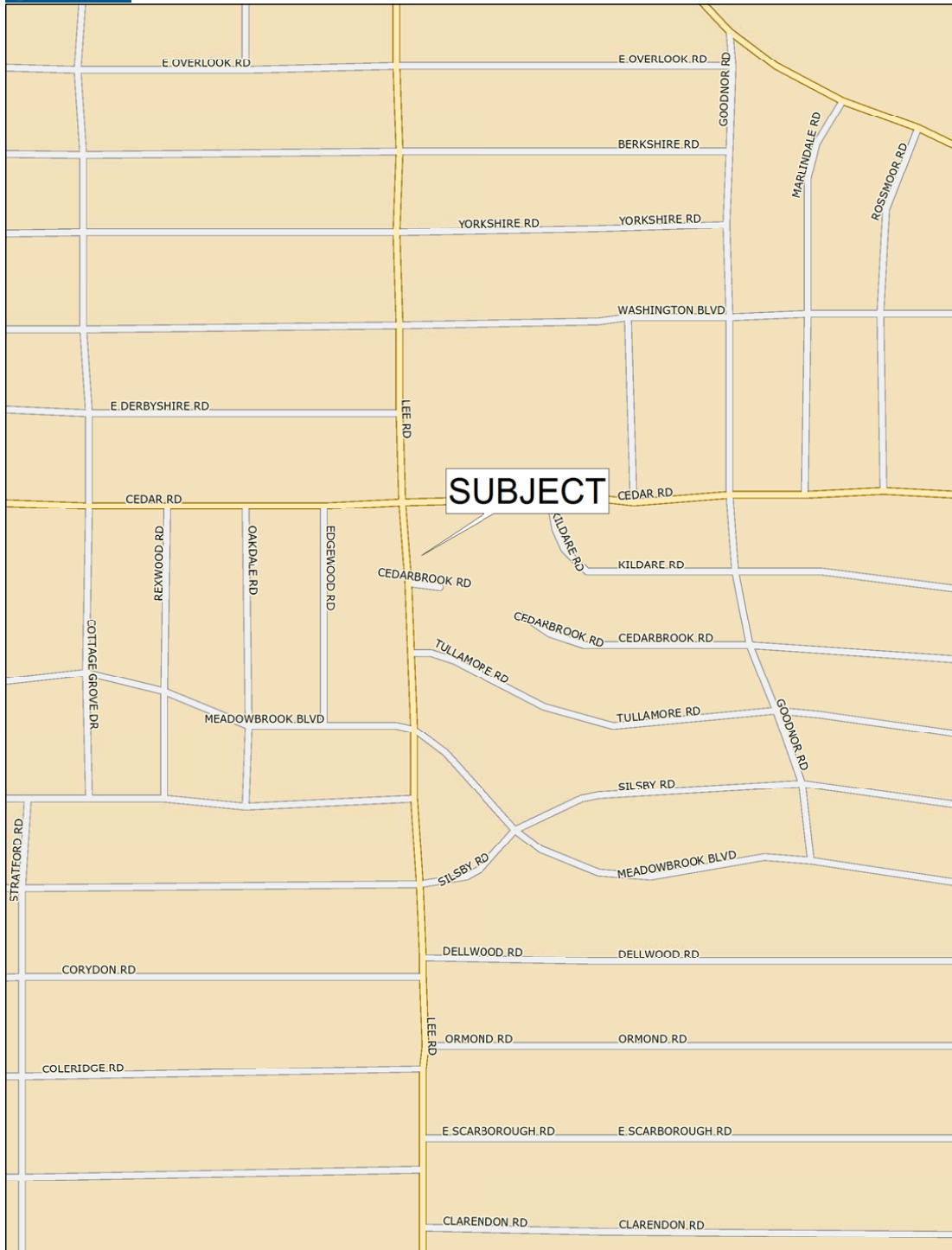
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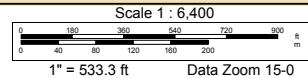
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# 2177 Lee Road

## Tax Map



*\*Lines shown are approximate and are to be verified by survey.*



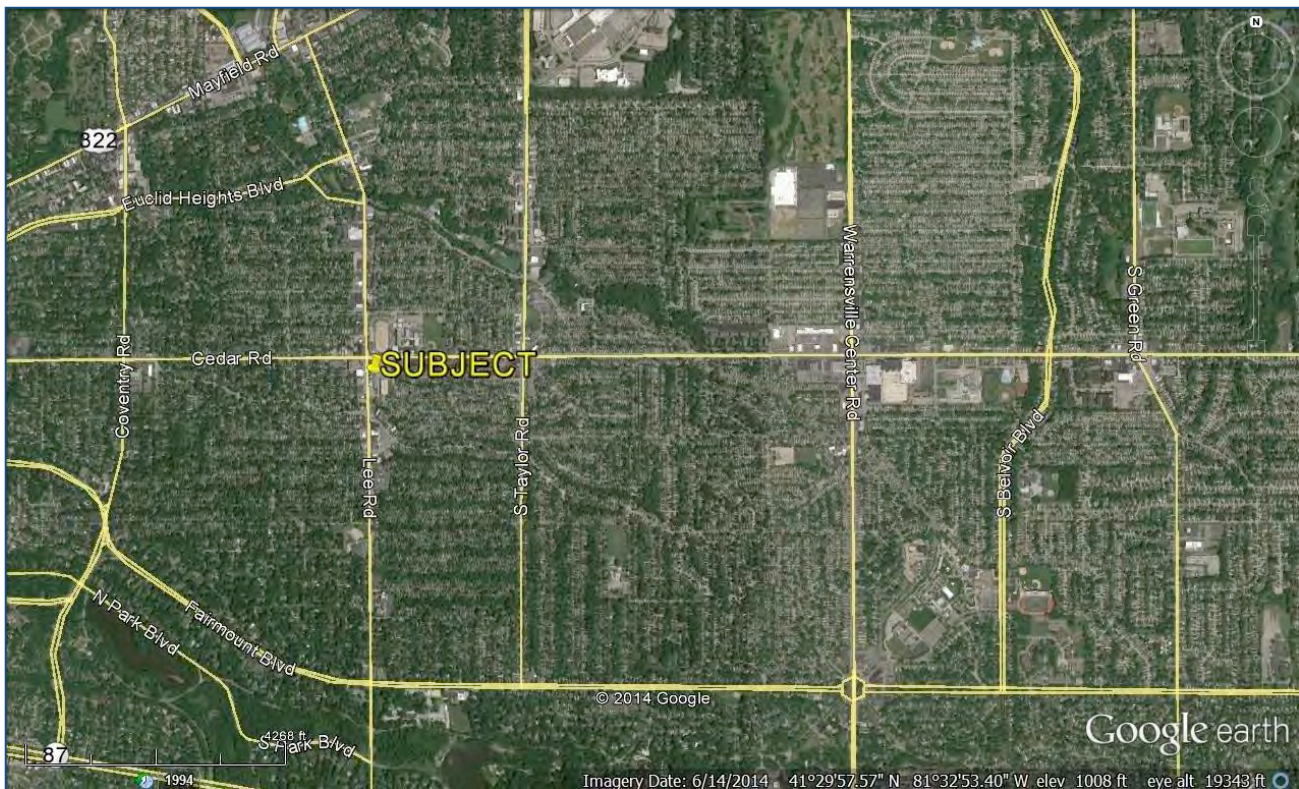
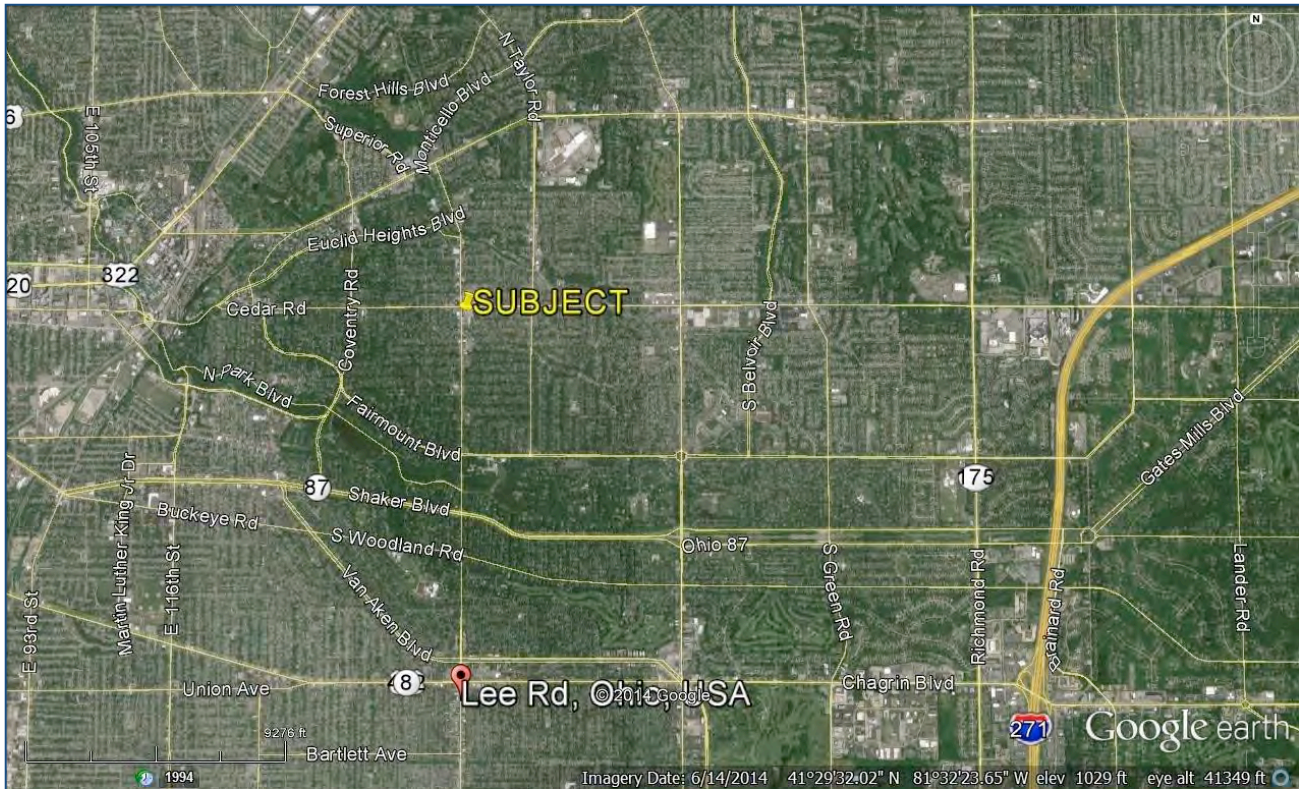
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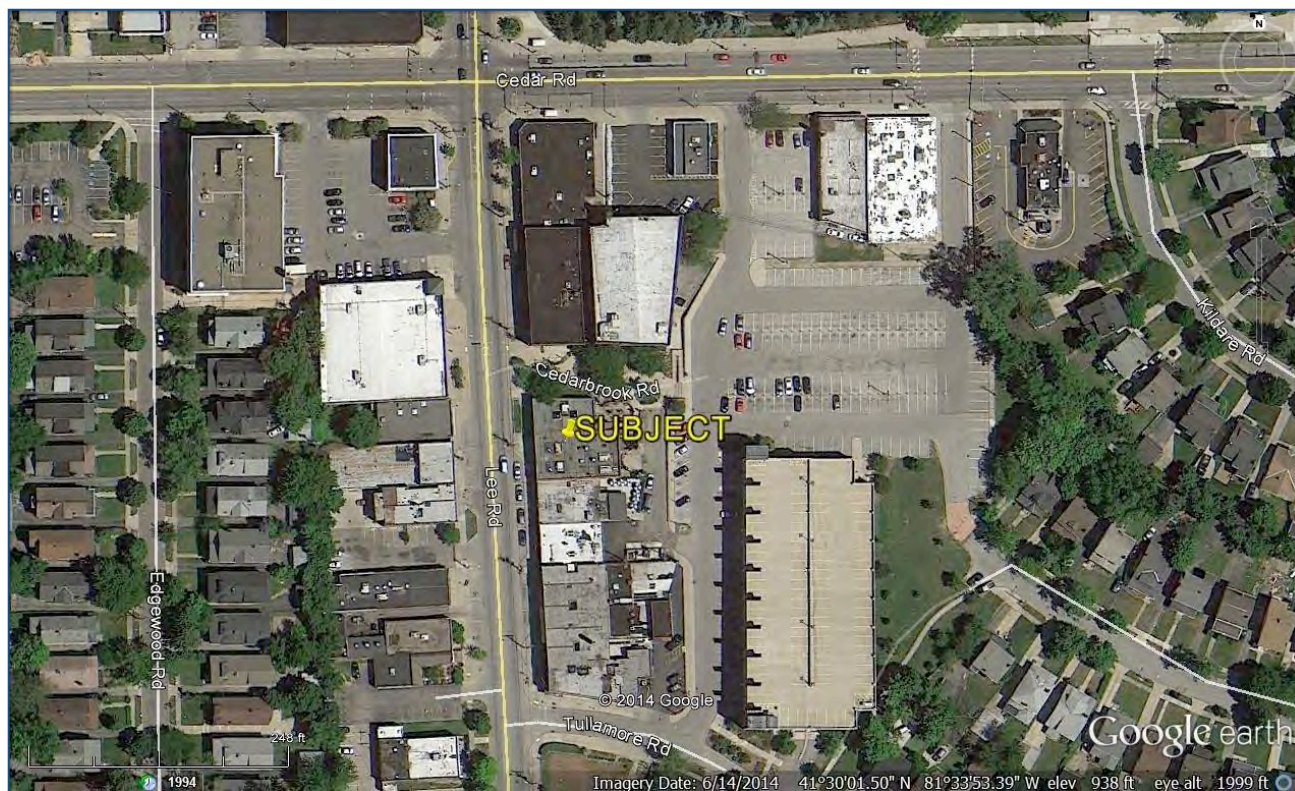
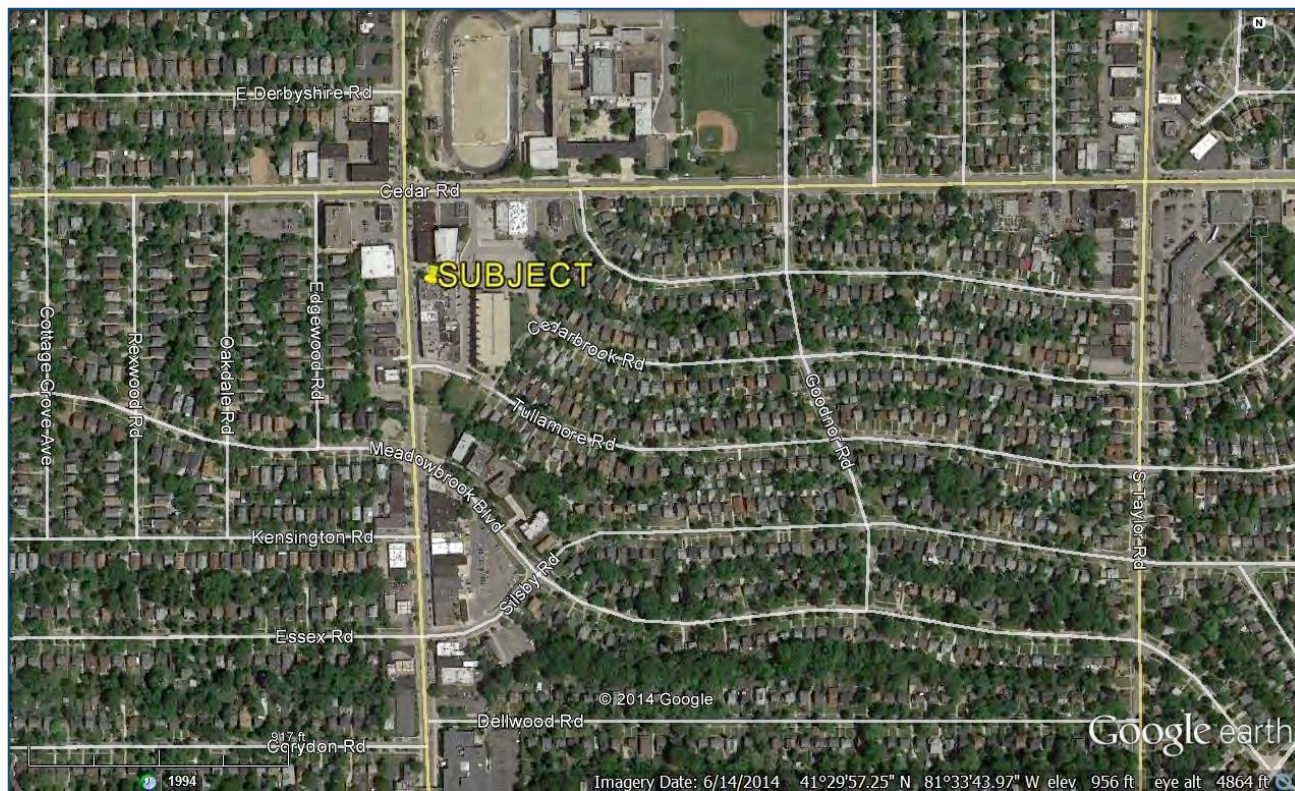
## Aerial Photos





2177 Lee Road

## Aerial Photos



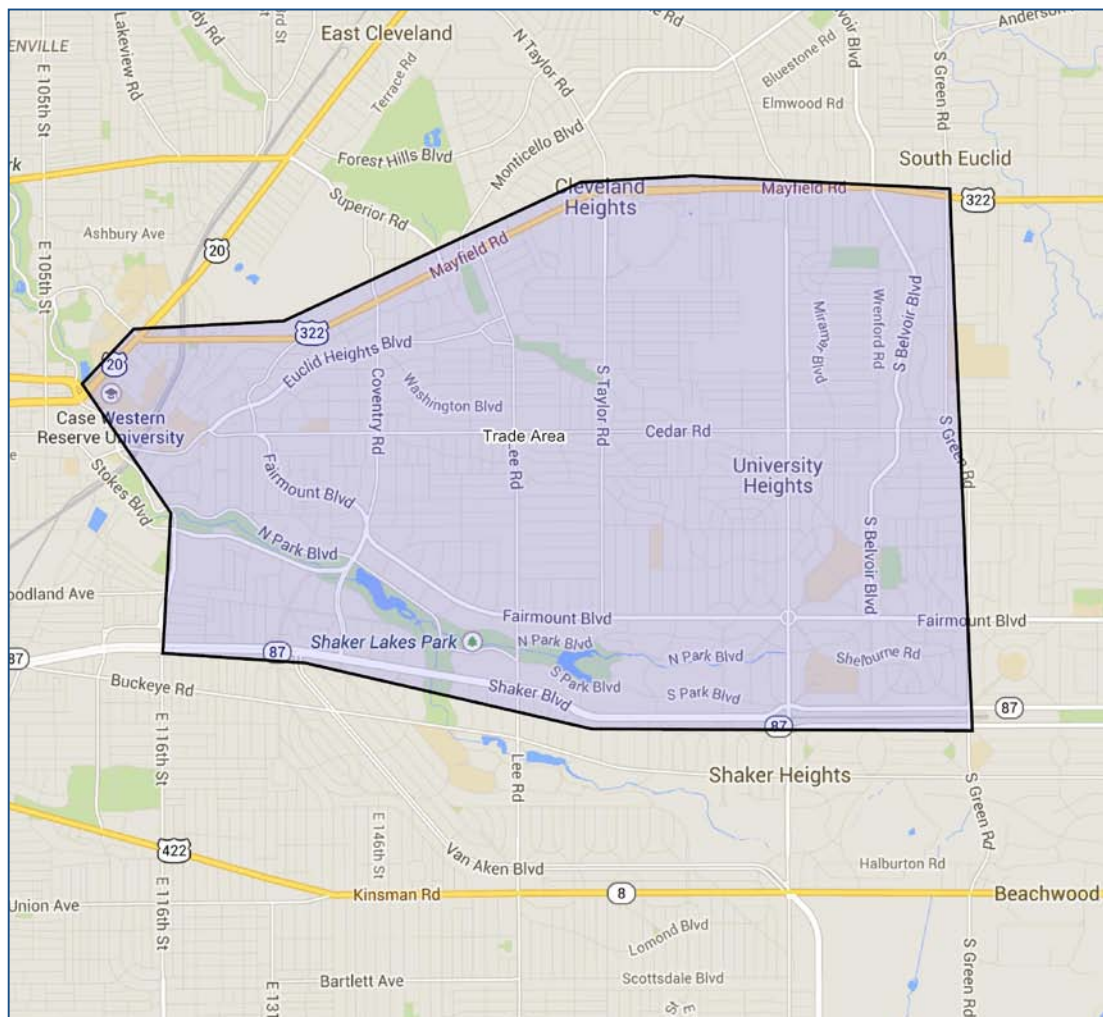
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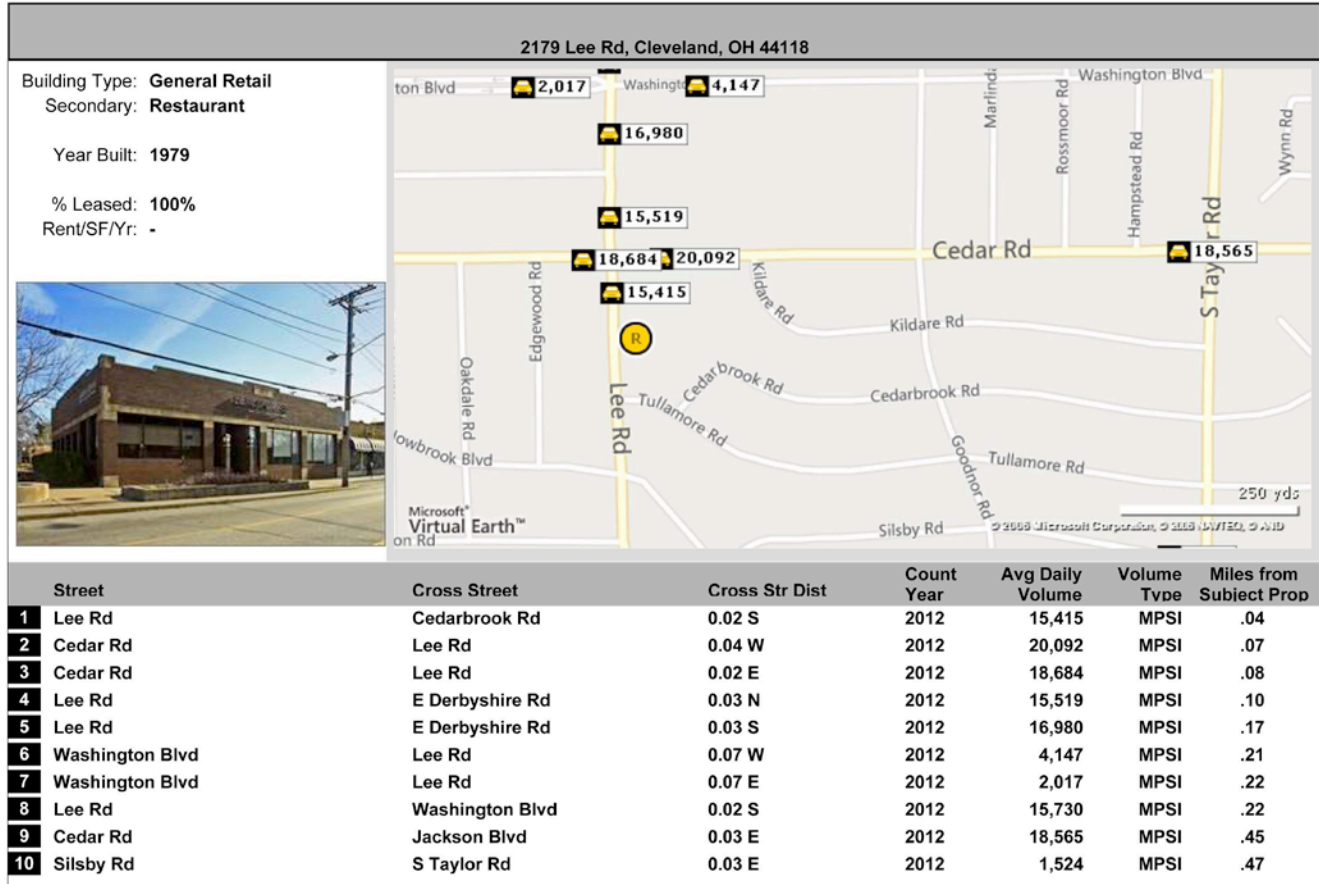
## 2014 Demographics:

Estimated Population:	66,176
Estimated Households:	28,829
Estimated Average Household Income:	\$80,421
Estimated Median Household Income:	\$60,903
Estimated Per Capita Income:	\$35,225



## Traffic Counts

### Traffic Count Report



The information included herein has been secured from sources that are usually reliable; however the accuracy of the information has not been verified by the broker and their agents, employees or consultants.  
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11/10/2014  
 Page 1

## Zoning Information

### 1131.02 PRINCIPAL AND CONDITIONALLY PERMITTED USES.

(a) Unless otherwise provided by law or in this Code, buildings, structures or land shall only be used or occupied following the adoption of this Zoning Code for the uses permitted herein. Schedule 1131.02, on the following page, enumerates those uses that may locate in a C-1 Office, C-2 Local Retail and C-3 General Commercial District as a matter of right as a principal use, and those uses which may locate in a given district only upon obtaining a conditional use permit.

(1) A use listed in Schedule 1131.02 shall be permitted by right in a district when denoted by the letter "P" provided that all requirements of other City ordinances and this Zoning Code have been met.

(2) A use listed in Schedule 1131.02 may be permitted as a conditional use in a district when denoted by the letter "C", provided that the requirements of Title Seven have been met.

(b) Although a use may be indicated as permitted or conditionally permitted in a particular commercial district, it shall not be approved on a parcel unless it can be located thereon in full compliance with all of the standards and other regulations of this Code applicable to the specific use and parcel in question.

(Ord. 20-2012. Passed 5-21-12.)

### Schedule 1131.02

### PERMITTED USES IN COMMERCIAL DISTRICTS

Land Use Category		C-1 Office District	C-2 Retail District	C-3 Commercial District
(a)	<b>Residential Uses:</b>			
(1)	Multiple-family dwelling as a free-standing building	P		
(2)	Multiple-family dwelling units above the first floor in association with permitted commercial use	P	P	P
(3)	Lodging house and boarding house including convent, home for the aged, residential care facility, and other congregate living facility	C	C	C
(4)	Nursing home including intermediate and long-term care facility	C	C	C
(5)	Dormitories, fraternities, sororities	C	C	C
(b)	<b>Office/Professional/Medical Uses:</b>			
(1)	Business, professional and administrative offices and associations, including profit, not-for-profit, and government establishments, provided that only samples of merchandise are displayed or stored on the premises	P	P	P
(2)	Medical offices and clinics	P	P	P
(3)	Financial establishment without drive-through facility	P	P	P
(4)	Financial establishment with drive-through facility	C	C	C
(5)	Animal clinics, veterinary offices and animal grooming facilities		C	C
(6)	Animal day-care facilities		C	C
(7)	Overnight boarding of animals in conjunction with an animal clinic, veterinary office, animal grooming facility or animal day-care facility		C	C
(8)	Funeral homes and mortuaries		C	C
(9)	Hospitals	C	C	C
(10)	Urgent care clinics	C	C	P
Land Use Category		C-1 Office District	C-2 Retail District	C-3 Commercial District
(c)	<b>Retail/Service Uses:</b>			
(1)	Retail establishments in wholly enclosed buildings		P	P
(2)	Convenience retail and service establishments in an office building provided such business occupies no more than an area equal to 100% of first floor area	C		
(3)	Personal services including dry cleaning, laundry counter outlets, and self-service laundry		P	P
(4)	Business services		P	P
(5)	Restaurants - table service		P	P
(6)	Restaurants - counter service		P	P
(7)	Bar, tavern, nightclub		P	P
(8)	Catering		C	P
(9)	Outdoor dining facility		C	C
(10)	Drive-through facility in association with a permitted retail/service use		C	C
(11)	Hotels and motels			P



# 2177 Lee Road

Land Use Category		C-1 Office District	C-2 Retail District	C-3 Commercial District
(d)	Automotive Uses: (Cont.)			
	(1) Automobile sales, new or new and used		C	C
	(2) (EDITOR'S NOTE: Former subsection (d)(2) was repealed by Ordinance 143-1999, passed December 6, 1999.)			
	(3) Automobile rental			C
	(4) Truck, boat sales/rental			C
	(5) Gasoline station		C	C
	(6) Car wash establishment		C	C
	(7) Automobile service station - minor repair		C	C
	(8) Automobile service station - major repair		C	C
	(9) Parking lot as a principal use	P	P	P
	(10) Parking deck or parking garage as a principal use	C	P	P
(e)	Commercial Entertainment/Recreation Uses:			
	(1) Indoor commercial entertainment facility including game room, bowling alley, skating rink, and movie theater		C	C
	(2) Private indoor and/or outdoor recreation including a health, tennis and racquet club		C	C
	(3) Dance studio, karate class		C	P
	(4) Meeting room, banquet hall, party center		C	P
	(5) Mural	C	C	C
	(6) Satellite dish receiving antenna	C	C	C
Land Use Category		C-1 Office District	C-2 Retail District	C-3 Commercial District
(f)	General Commercial/Light Industrial Uses:			
	(1) Shops and studios for custom work of making articles to be sold at retail on the premises		P	P
	(2) Printing and publishing			P
	(3) Storage and warehousing of goods			C
	(4) Research & Development, Limited	C	C	C
	(5) Industrial Design	C	C	C
	(6) Nursery and garden supply with accessory outdoor storage		C	C
	(7) Greenhouse	C	C	C
(g)	Educational Facilities:			
	(1) Elementary, junior and senior high school	C	C	C
	(2) College, university	C	C	C
	(3) Special training schools and adult education facilities	C	C	C
	(4) Commercial and trade schools	C	C	P
	(5) Child day care center, nursery school	C	C	C
(h)	Community Facilities:			
	(1) Places of worship	C	C	C
	(2) Public library, museum	C	C	C
	(3) Public safety facilities	C	C	C
	(4) Public service and maintenance facilities	C	C	C
	(5) Public parks and playgrounds	C	C	C
	(6) Outdoor community festival longer than 3 days	C	C	C
	(7) Public use of public land	C	C	C
(i)	Live/Work Dwellings subject to the regulations of Section 1131.131.			
		C	C	C

(Ord. 20-2012. Passed 5-21-12.)

## 1131.14 C-2X MULTIPLE USE DISTRICT.

The C-2X Multiple Use District shall be governed by the following regulations:

- (a) Permitted Uses: All uses currently permitted in the C-2 Zoning District.
- (b) Conditional Uses: All uses currently permitted as conditional uses in the C-2 Zoning District, except for automobile dealers (selling new vehicles or new and used vehicles); gasoline stations; car wash establishments; automobile service stations providing minor repairs; and automobile service stations providing major repairs.
- (c) Permitted Accessory Uses: All uses which are currently permitted as accessory uses in C-2 Zoning Districts.
- (d) Conditionally Permitted Accessory Uses: All uses which are currently conditionally permitted accessory uses in C-2 Zoning Districts.
- (e) Lot Area and Width Regulations: There shall be no minimum area or width requirements for lots in C-2X Districts.
- (f) Yard Requirements: Yard requirement shall be as set forth in the following table:

Yard (illustrations 1-4)	C-2X District Minimum	C-2X District Maximum
Front*	0	10**
Yards abutting a C or S District		
Interior Side	0	***
Rear	5	***
Corner Side*	0	15**
Yards abutting an MF District		
Interior side and rear	15	***
Corner side*	5	15**
Yards abutting an AA, A or B District		
Interior side and rear	20	***
Corner side*	10	***

### Notes

\* For the purposes of measuring front and corner-side yards in C-2X Districts, the yard shall be measured from the “built-to” line, which shall be a line running along the inner edge of the existing public sidewalk.

\*\* The Planning Commission may conditionally approve a front or corner side yard use, other than parking, that would result in a building being set back more than the maximum distance permitted from the “built-to” line.

\*\*\* No maximum depth has been established for this yard.

(g) Height Regulations. Height regulations shall be as follows:

(1) Buildings in C-2X Districts shall not exceed 65 feet in height. Mechanical space for building equipment placed on the building roof may be allowed above the maximum height specified, provided that such mechanical space is set back a minimum of 15 feet from any exterior wall, does not exceed 15 feet in height and is adequately screened from view.

(2) The portion of a building in a C-2X District which is within 30 feet of a residential district may not exceed 45 feet in height (Illustration 5).

(3) A building in a C-2X District that exceeds 45 feet in height shall have transparent glazing covering at least 15% of the face area of each wall that exceeds 50 feet in width, unless prohibited by the Building Code or other applicable regulations.

(4) When a building exceeds 45 feet in height, at least one-half of each building face on the building’s top floor shall be set back at least 8 feet from the building’s setback at street level.

(h) District Boundaries: All properties within a C-2X District shall be within convenient walking distance of a system of public parking facilities, and the District shall contain one or more businesses which habitually draw a substantial number of customers from the region outside of Cleveland

## 2177 Lee Road

Heights as well as from Cleveland Heights residents.

(i) Other Regulations: All other regulations in the Zoning Code pertaining to commercial properties shall be applicable to properties within the C-2X Zoning District unless inconsistent with the above regulations in which case the above regulations shall govern.

The illustrations below depict the commercial district yard definitions (front, corner side, interior side, and rear.)

*Contact the City of Cleveland Heights Planning Department at 216.291.4878 for more information about this district.*

## Property Detail Report

**2177 Lee Rd, Cleveland Heights, OH 44118-2907, Cuyahoga County**



N/A	9,397	8,664	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	1979	RSTRNT BLDG	N/A
Baths	Yr Built	Type	Sale Date

Auction

### Owner Information

Owner Name:	Premwattana Pornsawat	Tax Billing Zip+4:	2907
Tax Billing Address:	2179 Lee Rd	Owner Vesting:	Married
Tax Billing City & State:	Cleveland, OH	Owner Occupied:	No
Tax Billing Zip:	44118		

### Location Information

School District Name:	Cleveland Hts-Univ Hts City	Census Tract:	1416.02
Subdivision:	Cedarbrook	Old Map:	687-06
Zip Code:	44118	Map Page/Grid:	2627-C3
Carrier Route:	C038	Township:	Cleveland Heights

### Tax Information

Tax ID:	687-06-004	Tax Appraisal Area:	460
% Improved:	91%	Lot Number:	214
Tax Area:	460		
Legal Description:	2-3 CEDBRK &S/L215 ALL 0214 ALL		
Annual Tax:	\$34,236		

### Assessment & Tax

Assessment Year	2013	2012	2011
Assessed Value - Total	\$259,700	\$259,700	\$283,500
Assessed Value - Land	\$22,750	\$22,750	\$22,750
Assessed Value - Improved	\$236,950	\$236,950	\$260,750
YOY Assessed Change (\$)	\$0	-\$23,800	
YOY Assessed Change (%)	0%	-8.4%	
Market Value - Total	\$742,000	\$742,000	\$810,000
Market Value - Land	\$65,000	\$65,000	\$65,000
Market Value - Improved	\$677,000	\$677,000	\$745,000
Tax Year	Total Tax	Change (\$)	Change (%)
2011	\$34,418		
2012	\$32,289	-\$2,129	-6.18%
2013	\$34,236	\$1,947	6.03%

### Characteristics

Universal Land Use:	Restaurant Building	Sewer:	Public Service
County Land Use:	Restaurant/Cafe	Cooling Type:	Central
Lot Frontage:	76.4	Heat Type:	Forced Air
Lot Area:	8,664	Fuel Type:	Gas
Lot Acres:	0.1989	Roof Type:	Flat
Building Sq Ft:	9,397	Roof Material:	Composition Shingle
Gross Area:	9,397	Roof Shape:	Flat
Total Adj Bldg Area:	9,397	Exterior:	Brick
Basement Type:	Partial	Foundation:	Concrete
Basement Sq Feet:	3,620	Year Built:	1979



# 2177 Lee Road

Stories: **1**  
Condition: **Excellent**  
Bath Fixtures: **11**  
Water: **Public**

Effective Year Built: **1999**  
Topography: **Flat/Level**  
Electric Service Type: **Type Unknown**

## Features

Feature Type	Unit	Size/Qty
Paving	5	2,500
Building Description	Building Size	
Rest-Bsm-Stg	3,620	

## Last Market Sale & Sales History

Recording Date	10/11/2007	01/23/1996	12/15/1978
Settle Date	10/02/2007		
Sale Price	\$810,000	\$470,000	\$150,000
Buyer Name	Premwattana Pornsawat	Shin Ltd	Franchise Realty Interstate Co
Seller Name	Shin Ltd	Mcdonalds Corp	
Document Number	10110767		
Document Type	Limited Warranty Deed	Grant Deed	Grant Deed

## Mortgage History

Mortgage Date	10/11/2007	01/23/1996
Mortgage Amount	\$928,000	\$325,000
Mortgage Lender	Banco Popular North America	
Mortgage Code	Small Business Administration	Private Party Lender
Borrower Name	Premwattana Pornsawat	Shin Ltd

## Foreclosure History

Document Type	Notice Of Sale	Notice Of Foreclosure
Foreclosure Filing Date		01/25/2011
Recording Date		01/25/2011
Final Judgment Amount		\$882,039

## Property Map

