

A Newmark Investment / Owner-User Opportunity For Sale & Lease | 14707 S. Cheshire St., Burton, OH

FORMER HOSPITALITY & HEALTHCARE FACILITY

14707 S. Cheshire St.

*Turnkey Facility with
Multiple Potential Uses*

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**TO VIEW
DRONE VIDEO**

NEWMARK

Terry **COYNE**.com

Property Overview

Located in the heart of Burton, Ohio, **14707 S. Cheshire Street** presents a unique opportunity to acquire or lease a distinctive commercial property with a rich operating history and exceptional adaptive reuse potential. Formerly known as the renowned Red Maple Inn and most recently operated as an inpatient rehabilitation facility, the property offers a campus-style setting well-suited for a variety of future uses, including hospitality, healthcare, senior living, residential, educational, institutional, office, or event venue concepts.

Situated in Geauga County's historic county seat, the property enjoys a prominent location in one of Northeast Ohio's most charming and visited communities. Burton attracts visitors year-round through popular events such as the Burton Village Maple Festival, one of Ohio's oldest maple syrup festivals, as well as the Great Geauga County Fair, Ohio's oldest county fair. These longstanding attractions drive regional tourism and contribute to the area's strong sense of community and destination appeal.

With substantial existing improvements, ample site infrastructure, and flexible redevelopment possibilities, the property offers an exceptional opportunity for investors, developers, owner-users, or operators seeking to reposition a well-known local landmark. Available for sale or lease, **14707 S. Cheshire Street** provides the flexibility to acquire, occupy, redevelop, or reimagine a property with deep roots in the Burton community and significant future potential.

Total Footprint
17,731 SF

Site Acres
3 Acres

Year Built
1998

Rooms
18

Banquet Room
1,200 SF

Kitchen
Full Commercial



Property Improvements & Expenses

Improvements:

- New Roof Installed Approximately 2018/2019
- 6 HVAC Units Replaced Approximately 2020
- Parking Lot Resealed & Striped in 2023
- Coming Soon: Repair/Upgrade Front Overhang Patio
- Coming Soon: Repair/Upgrade Back Patio
- Coming Soon: Exterior Repainting

2026 Estimated Operating Expenses:

Expense	2026 Cost	Monthly Cost	Cost Per SF	Cost Per SF Per Month
Trash Removal	\$ 5,160.00		\$ 0.29	
Electric (passthru)	\$ 15,819.43		\$ 0.89	
Gas	\$ 8,830.20		\$ 0.26	
Landscaping & Snow Removal	\$ 10,000.00		\$ 0.56	
Water / Sewer	\$ 11,400.00		\$ 0.64	
Elevator	\$ 4,600.00		\$ 0.26	
Real Estate Taxes	\$ 26,577.00		\$ 1.50	
Kitchen Fire Suppression	\$ 1,441.00		\$ 0.08	
Alarm System	\$ 1,585.00		\$ 0.09	
Food Service License - Geauga	\$ 624.00		\$ 0.04	
Internet - Spectrum	\$ 2,460.00			
Pest Control	\$ 720.00		\$ 0.04	
Insurance	\$ 11,208.00		\$ 0.10	
Total Operating Expenses	\$ 100,424.63	\$ ~8,368.72	\$ 5.66	\$ ~0.47

Furniture, Fixtures, and Equipment

Full Commercial Kitchen	Housekeeping	Desks
• Six burner stove	• Cleaning Carts	• (36) Chairs
• Oven	• Cleaning Supplies	• (36) Nighstands
• Fryer	• Commercial Washer & Dryer	• (18) Dressers
• Proofer	• (4) Residential Washers & Dryers	• (18) Armoires
• (4) Fridges	Banquet Room	• (24) Lamps
• Freezer	• (12) Banquet Tables	• Linens
• Prep station	• (50) Banquet chairs	• Towels
• Dishwasher	• Projection & Sound System	• Coffee makers
• Garbage disposal	Guest Rooms	Vehicles
• Sink bay	• (36) Twin XL Mattresses & Frames	• Chrysler Town and Country
• Coffee maker	• (TBD) King Mattresses & Frames	• Chevy 1500 – 15 passengers
• (2) Ice machines	• (18) Secretary	• Ford Transit – 15 passengers
Office	Exterior	
• (13) Desks	• (3) On-Site Sheds	
• (15) Chairs	• John Deere Lawn Tractor	
• Printers & Copier	• Landscaping Equipment	
• PCs	• Power Washer	
• Surveillance system	• Snow Blower	

**All Wood Furniture is Amish Built*

Parcel Outlines



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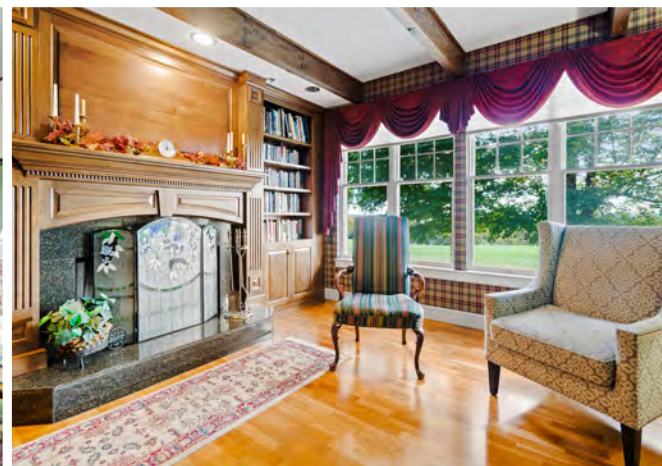
Banquet Room



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Common Areas



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Example Guest Room



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Hallway



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Exterior Grounds



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New Roof



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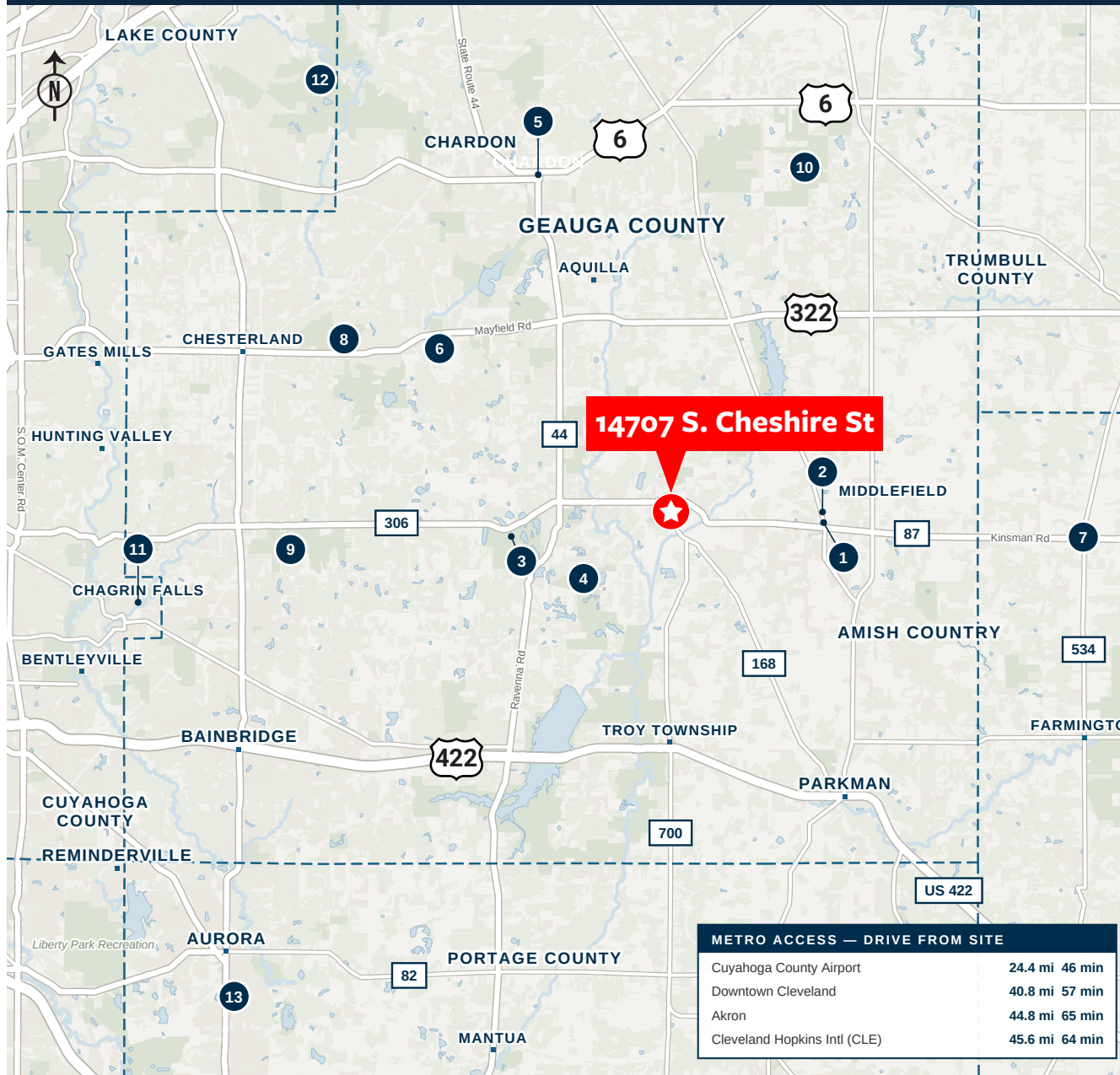
Aerial



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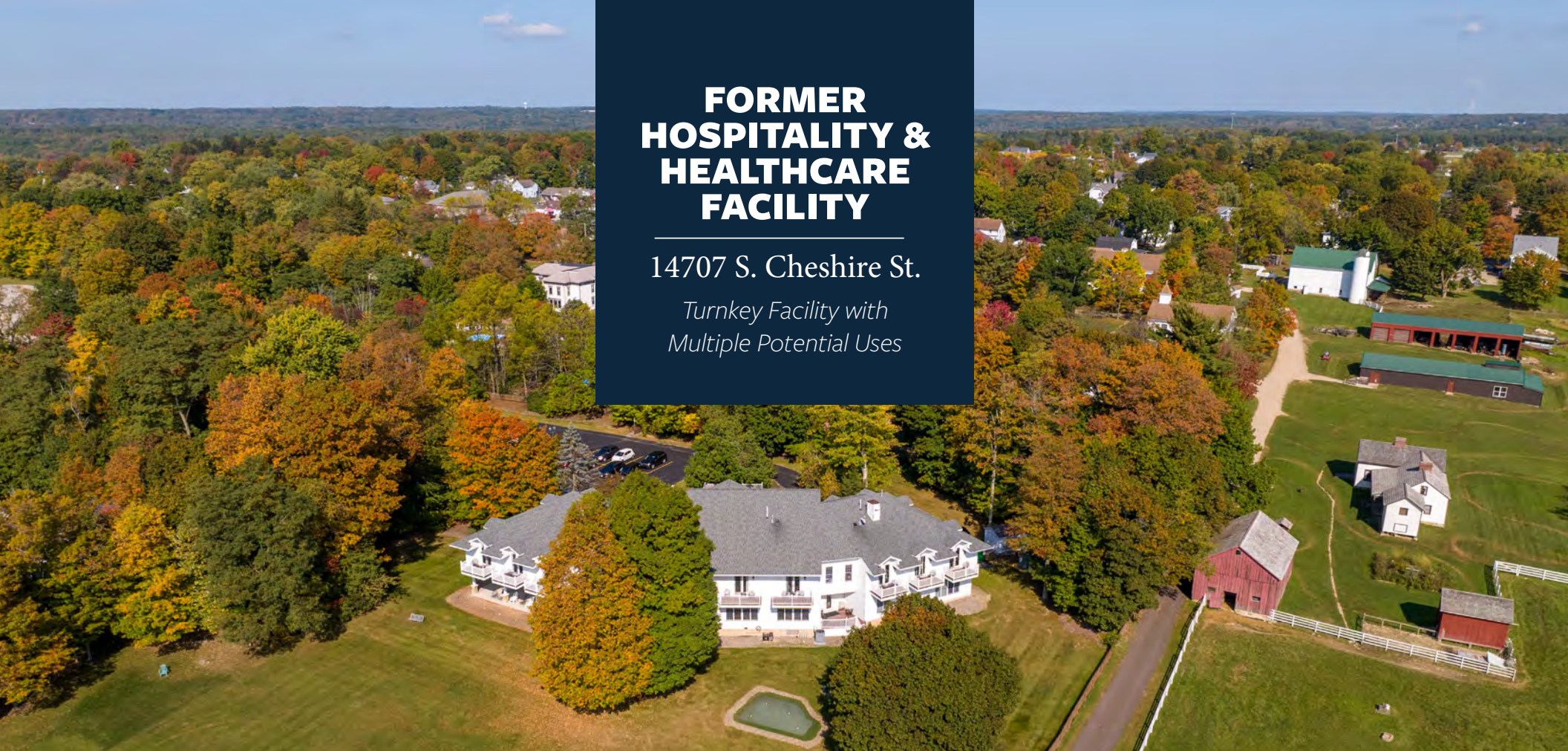
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Regional Map



REGIONAL DESTINATIONS & DRIVE TIMES

- 1 Middlefield — Amish Country Core**
4.3 mi / 8 min. Center of a ~20,400-person Amish settlement, the fourth largest in North America, blending manufacturing with Amish retail and dining.
- 2 Mary Yoder's Amish Kitchen**
4.6 mi / 9 min. A family-run Amish restaurant and bakery since 1987 and one of the region's best-known visitor draws.
- 3 Punderson State Park & Manor**
4.9 mi / 9 min. Ohio's largest natural glacial lake, a 1920s English Tudor manor lodge, 18-hole championship golf and year-round lakeside recreation.
- 4 Burton Wetlands Nature Preserve**
A 305-acre glacial preserve with the kettle lake Lake Kelso and 1.5 miles of trails, minutes southwest of the village.
- 5 Chardon — County Seat**
9.8 mi / 20 min. Geauga County's seat and largest civic center, with the courthouse square and the century-old Geauga County Maple Festival each April.
- 6 Alpine Valley Ski Area**
9.6 mi / 18 min. A Vail Resorts-owned snowbelt ski hill with nine trails, night skiing and beginner terrain.
- 7 End of the Commons General Store**
10.8 mi / 19 min. Ohio's oldest continuously operating general store, established 1840 in Mesopotamia's historic commons.
- 8 Fowler's Mill Golf Course**
11.1 mi / 22 min. A 27-hole Pete Dye-designed championship course rated four stars by Golf Digest.
- 9 The West Woods & Big Creek Park**
11.1 mi / 21 min. Flagship Geauga Park District preserves with sandstone ledges, nature centers, camping and nearly 11 miles of trails.
- 10 Observatory Park**
13.4 mi / 28 min. Ohio's only International Dark Sky Park — 1,100 acres with public telescopes and planetarium programming.
- 11 Chagrin Falls**
14.4 mi / 26 min. An affluent Victorian village built around its namesake waterfall, with acclaimed dining and boutique retail.
- 12 Holden Arboretum**
18.0 mi / 33 min. One of the largest arboreta in the U.S. at 3,500+ acres, with the Murch Canopy Walk and 20+ miles of trails.
- 13 Aurora Farms Premium Outlets**
22.0 mi / 35 min. More than 50 designer and name-brand outlet stores anchoring a regional shopping destination in Aurora.



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