

MULTI-FAMILY APARTMENT BUILDING FOR SALE



MULTI-FAMILY APARTMENT FOR SALE IN EUCLID
25400 Euclid Ave, Euclid, OH 44117

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PROPERTY OVERVIEW

PROPERTY SUMMARY

- High-rise multi-family apartment building, 126 units available
- The property offers controlled access, and on-site management
- **Prime location:** plenty of convenient access to shopping, dining and public transit options
- **Proximity:** Adjacent to 25450 & 25454 Euclid Avenue, creating synergy for buyers looking to expand their local holdings.
- **Income potential:** Ideal for value-add investors seeking strong cash flow and appreciation.
- **Attractive Price:** \$38,000 per unit – well below market value.
- Located on Euclid Ave with 13,959 vpd and convenient access to I-90 which receives 112,840 vpd

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	10,641	83,902	190,053
HOUSEHOLDS	5,106	39,547	88,523
AVERAGE HH INCOME	\$58,041	\$77,961	\$81,894
MEDIAN HH INCOME	\$42,796	\$58,820	\$63,112
DAYTIME POPULATION	9,592	62,084	141,175

CLICK HERE FOR
GOOGLE MAPS VIEW



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UNIT/INVESTMENT DETAILS

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Property Overview:

- **Location:** 25400 Euclid Ave, Euclid, OH
- **Year Built:** 1966
- **Total Units:** 126
- **Occupied Units:** 69
- **Vacant Units:** 59
- **Land Size:** 2.710 acres
- **Building Size:** 97,920 SF (Gross Building Area)
- **Current Occupancy Rate:** 53.91%
- **Total Price:** \$4,788,000
- **Price Per Unit:** \$38,000

Unit Details:

- **Breakdown By Type:**
 - Studios: 24
 - 1-Bedroom: 71
 - 2-Bedroom: 31



Investment Highlights:

- **Significant Value-Add Opportunity:**
 - With an occupancy rate of 50% and extensive repair needs, this property is ideal for investors looking to capitalize on a high-potential asset.
- **Market Stabilization:**
 - Cleveland's multifamily market is stabilizing, with current vacancy rates at 8.2%. Demand is projected to recover in 2024.
- **Positive Future Outlook**
- **Market Recovery:**
 - A 50% occupancy rate offers significant upside as demand rises.
- **Increased Demand:**
 - Euclid's affordability makes it attractive for renters.
- **Investor Confidence:**
 - Strong recovery signals interest from seasoned investors.

Why Invest in Euclid?

Investing in Euclid Offers:

- **Affordability:** Attractive housing options near Cleveland.
- **Strategic Location:** Easy access to major highways and public transport.
- **Community Development:** Continued investment in infrastructure enhances quality of life and property values.
- **Growth Potential:** Revitalization efforts are likely to drive demand for rental housing.

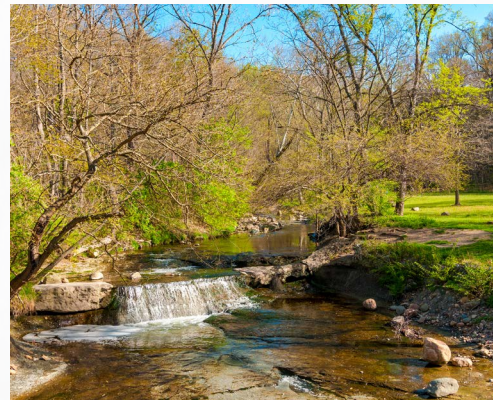
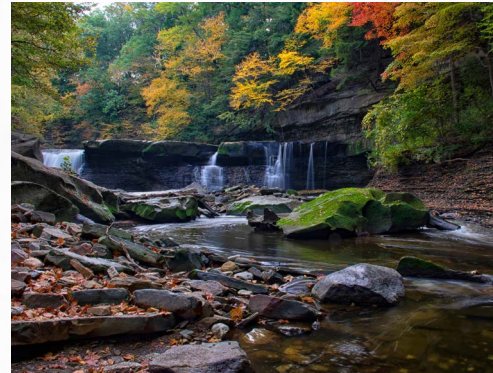
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LANDMARKS

Notable Nearby Landmarks:

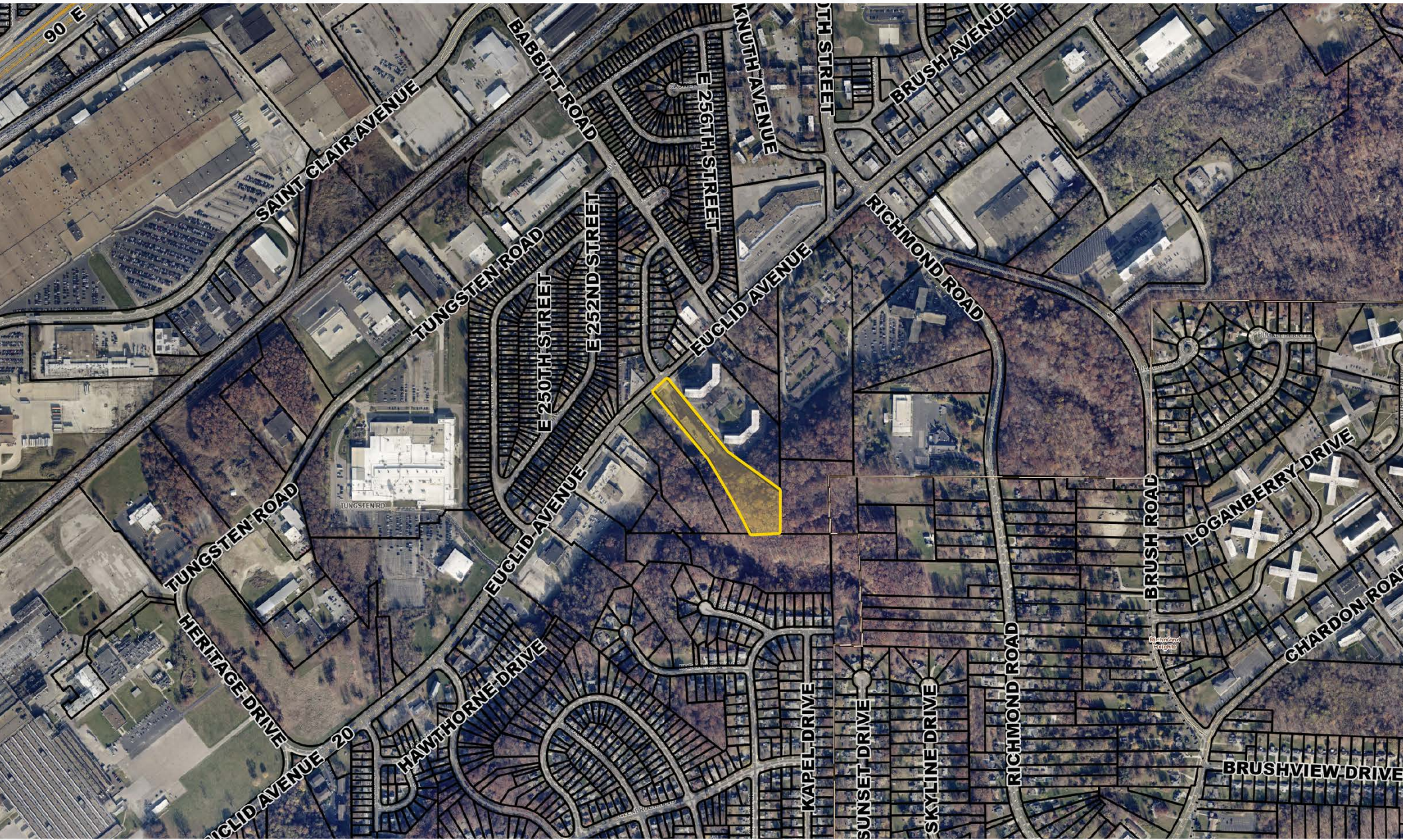
- **Lake Erie:** Access to recreational areas and beaches.
- **Squire's Castle:** Scenic gatehouse from the 1890s.
- **Euclid Creek Reservation:** Scenic nature trails.
- **Euclid Public Library:** Community resource center.
- **Cleveland Metroparks:** Extensive parks and trails for outdoor activities.
- **The Cleveland Museum of Art:** Museum featuring over 45,000 works covering 6,000 years plus films, music, lectures & a restaurant.
- **The Cleveland Museum of Natural History:** Planetarium & museum focusing on local prehistoric discoveries, fossils & geological specimens.



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PARCEL MAP

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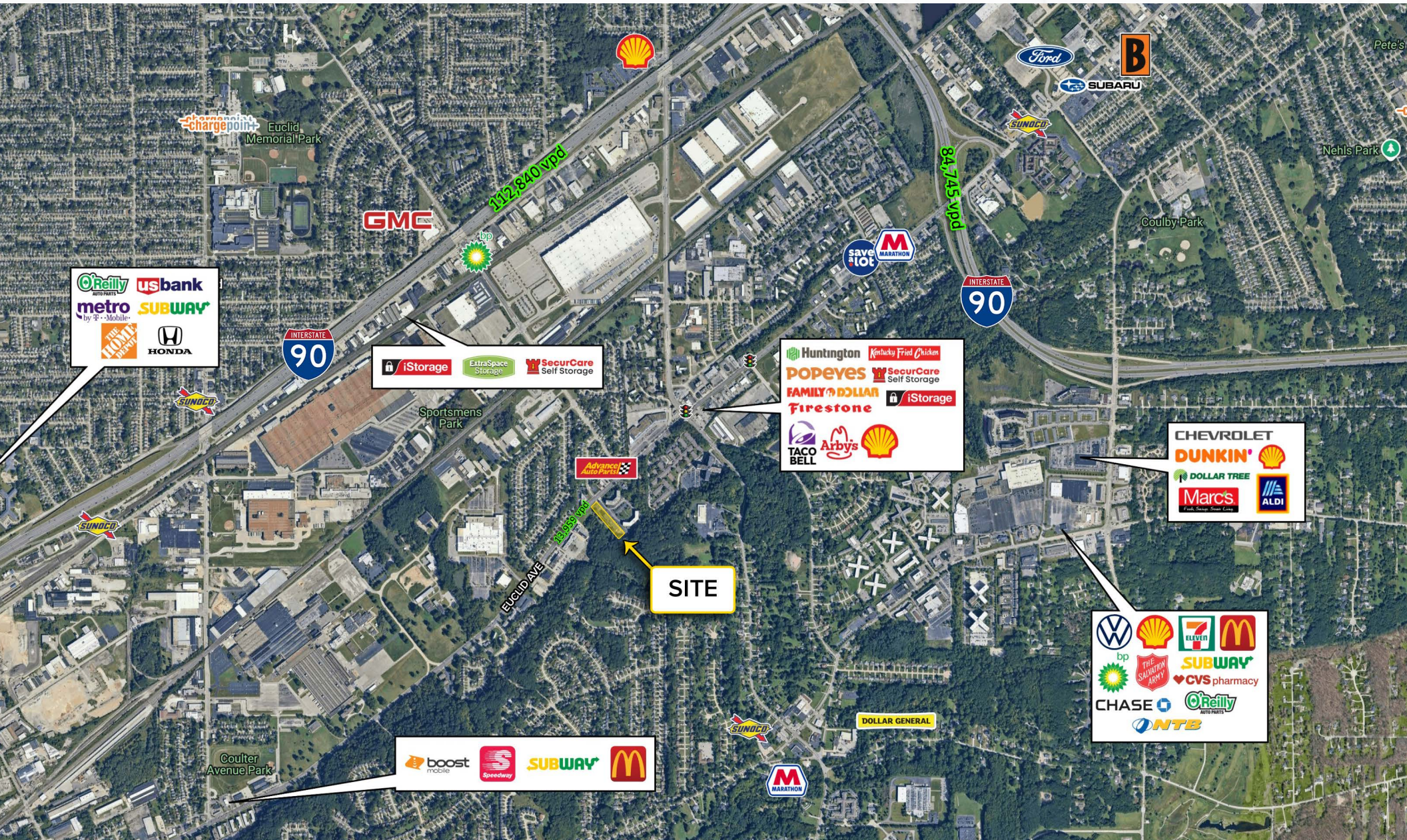
MICRO AERIAL



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MACRO AERIAL



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Property Summary:

Multi-family apartment poised for significant value enhancement in a recovering market.

Key Metrics:

- Built in 1966
- 126 units
- 53.91% occupancy
- Asking price \$4,788,000

Investment Appeal:

Positioned for growth with market recovery and increasing demand for affordable housing in Euclid.

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Take advantage of this rare opportunity to acquire a 128-unit property at a highly competitive price point. Schedule a tour today!