

**16,464 SF
FOR SALE**



6-UNIT APARTMENT BUILDING FOR SALE
1351 EAST BLVD, CLEVELAND, OH 44106

Cheng-Han Yu, CCIM
Cheng-HanYu@HannaCRE.com
216.861.5490

CONTACT:
Johnde Santilli
JohndeSantilli@HannaCRE.com
216.877.6056

6-UNIT APARTMENT BUILDING FOR SALE

1351 East Blvd, Cleveland, OH 44106

PROPERTY OVERVIEW

PROPERTY SUMMARY

- Six spacious 3 bedroom, 2 bath fully renovated units
- Strong investment opportunity in the highly desirable University Circle area
- Prime location near Cleveland Clinic, CWRU and major institutions
- On-site private parking lot available for tenants
- Newer boiler system, tenants reimburse heating gas expenses
- Potential rental upside with below market rents
- Offered Price at \$625,000

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	23,687	120,382	284,214
HOUSEHOLDS	9,412	56,258	131,761
AVERAGE HH INCOME	\$53,341	\$65,571	\$77,579
MEDIAN HH INCOME	\$39,629	\$46,579	\$54,500
DAYTIME POPULATION	16,428	113,116	276,196

FINANCIALS

INCOME

Rental Income	\$86,400.00
Laundry Income	\$1,940.00
Vacancy (5%)	\$(4,320.00)

Effective Gross Income \$84,020.00

OPERATING EXPENSES

Property Tax	\$7,988.00
Property Insurance	\$3,872.00
Utilities	\$6,136.00
Repair & Maintenance	\$6,120.00

Total \$24,116.00

Net Operating Income \$59,904.00

The financial information provided is preliminary and currently under review. This summary is intended for general informational purposes only and may not be fully accurate or complete.

6-UNIT APARTMENT BUILDING FOR SALE

1351 East Blvd, Cleveland, OH 44106

PICTURES



6-UNIT APARTMENT BUILDING FOR SALE

1351 East Blvd, Cleveland, OH 44106

MICRO AERIAL



6-UNIT APARTMENT BUILDING FOR SALE

1351 East Blvd, Cleveland, OH 44106

MARKET AERIAL

