

# 1 28926 Euclid Ave

Wickliffe, OH 44092 - Northeast Submarket  
7,032 SF Retail Restaurant Building Built in 1966  
Property is for sale at \$700,000 (\$99.54/SF)

## Investment Information

Sale Price: **\$700,000**  
Price/SF: **\$99.54**  
Cap Rate: -  
  
Sale Status: **Active**  
Sale Conditions: -  
Sale Type: **Owner User**  
  
Days On Market: **165**



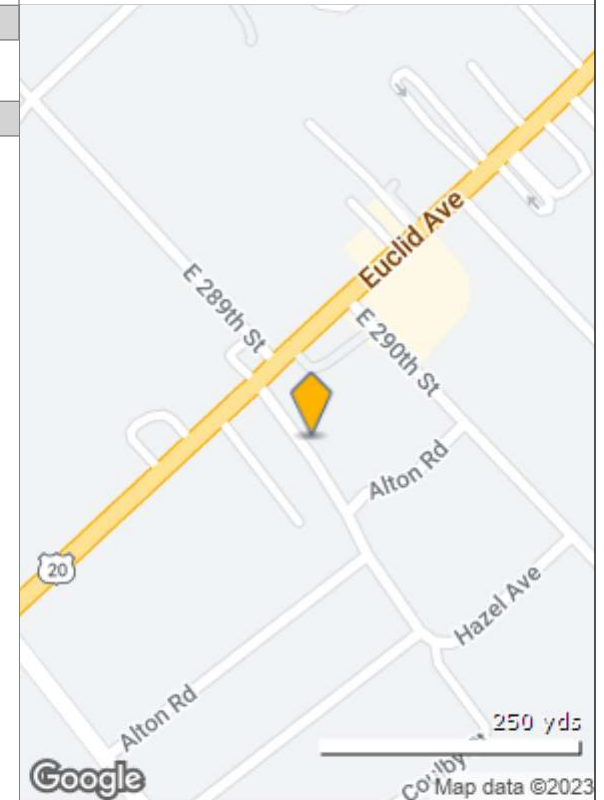
## Investment Notes

Outdoor Patio ready for use! Cash, Possible Owner Financing, Call for details! 440-346-2031.

## Center Information

Center Type: <b>Restaurant</b>	Center Size: <b>7,032 SF</b>
Bldg Status: <b>Built 1966</b>	Zoning: <b>Retail</b>
% Leased: <b>100.0%</b>	Owner Type: -
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>0.56 AC</b>
Stories: <b>1</b>	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: <b>7,032 SF</b>	
Bldg Vacant: <b>0 SF</b>	
Owner Occupied: -	
Tenancy: -	

Street Frontage: **100 feet on Euclid Ave**  
Parking: **30 Surface Spaces are available; Ratio of 4.26/1,000 SF**  
Parcel Number: **29-B-008-H-00-033**



## 2 29436 Euclid Ave

Wickliffe, OH 44092 - Northeast Submarket  
3,972 SF Retail Storefront Retail/Office Building Built in 1954  
Property is for sale at an undisclosed price

### Investment Information

Sale Price: **For Sale**  
Price/SF: -  
Cap Rate: -  
  
Sale Status: **Active**  
Sale Conditions: -  
Sale Type: **Investment Or Owner User**  
  
Days On Market: **10**



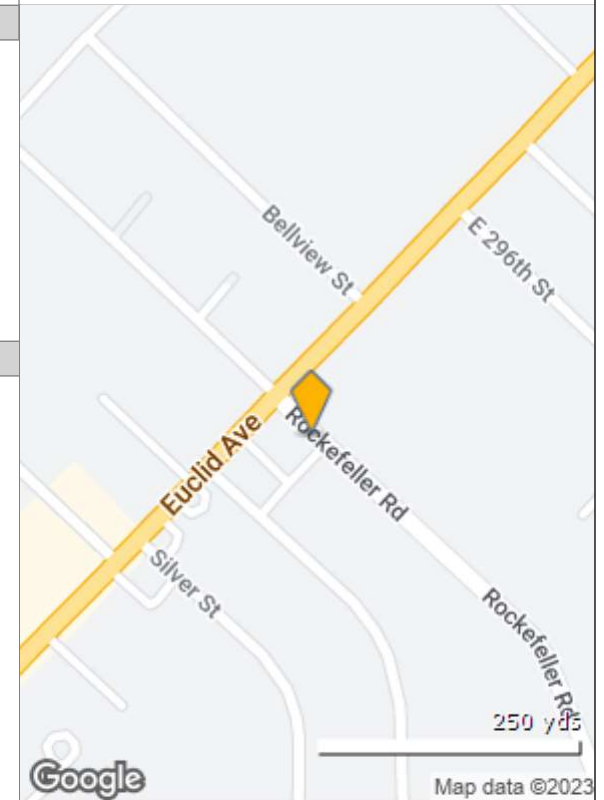
### Investment Notes

REAL ESTATE AUCTION - FRI. MAY 19 @ 1PM. Bidding to be Live & On-Site w/Online Bidding Available. This versatile commercial property boasts a prime location and an impressive list of features, making it an exceptional investment opportunity. The main floor offers a spacious and functional office suite, perfect for accommodating a thriving business or organization. The top floor is home to a large apartment that is sure to impress. Offering plenty of living space, natural light, and modern amenities, this unit is perfect for owner occupancy or for generating rental income. The basement level offers vast potential for customization, with ample space to create a workshop, storage area, or additional office space. The mechanicals have been fully updated and meticulously maintained, ensuring efficient and reliable operation. The building is situated in a high-traffic area, ensuring maximum visibility and exposure for any business occupying the main floor. Ample parking is available, providing convenience for employees, customers, or residents. With endless potential and a prime location, this property is an excellent investment for any savvy buyer looking to make a smart investment. Don't miss out on this rare opportunity to own such a highly desirable property! Terms: ...

### Center Information

Center Type: <b>Storefront Retail/Office</b>	Center Size: <b>3,972 SF</b>
Bldg Status: <b>Built 1954</b>	Zoning: <b>L-B</b>
% Leased: <b>100.0%</b>	Owner Type: <b>No</b>
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>0.30 AC</b>
Stories: <b>2</b>	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: <b>3,972 SF</b>	
Bldg Vacant: <b>0 SF</b>	
Owner Occupied: -	
Tenancy: <b>Multiple Tenant</b>	

Street Frontage: **50 feet on Euclid**  
Parcel Number: **29-B-007-F-00-007**



### 3 29920 Euclid Ave

Wickliffe, OH 44092 - Northeast Submarket  
4,731 SF Retail Auto Repair Building Built in 1975  
Property is for sale at \$300,000 (\$63.41/SF)

#### Investment Information

Sale Price: **\$300,000**  
Price/SF: **\$63.41**  
Cap Rate: -  
  
Sale Status: **Active**  
Sale Conditions: **Investment Triple Net**  
Sale Type: **Investment**  
  
Days On Market: **109**

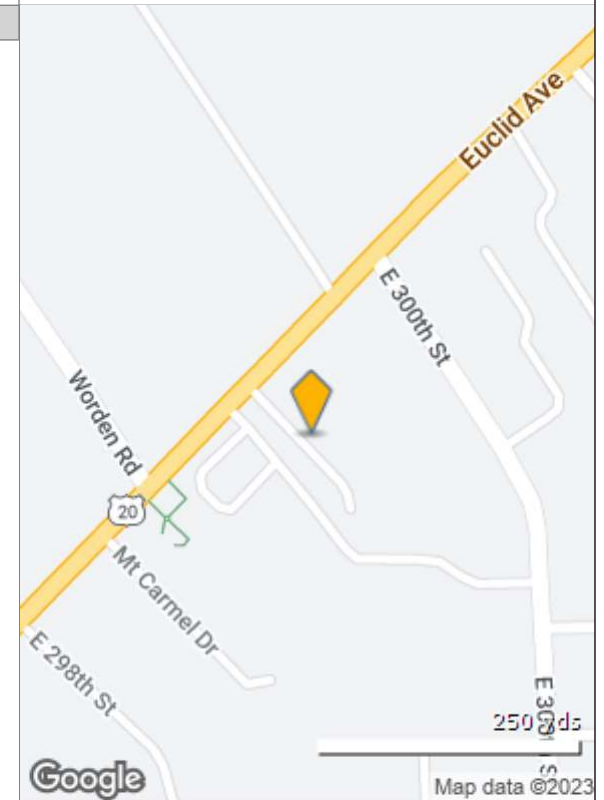


#### Center Information

Center Type: <b>Auto Repair</b>	Center Size: <b>4,731 SF</b>
Bldg Status: <b>Built 1975</b>	Zoning: <b>LB</b>
% Leased: <b>100.0%</b>	Owner Type: -
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>0.69 AC</b>
Stories: <b>1</b>	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: <b>0 SF</b>	
Bldg Vacant: <b>0 SF</b>	
Owner Occupied: <b>No</b>	
Tenancy: <b>Single Tenant</b>	

Loading Docks: **None** Ceiling Height: -

Street Frontage: **54 feet on Euclid Ave**  
Parking: **20 Surface Spaces are available; Ratio of 4.23/1,000 SF**  
Amenities: **Pylon Sign, Signage**  
Parcel Number: **29-B-003-D-00-004**



## 4 30050 Euclid Ave - Meadow Lane Apartments

Wickliffe, OH 44092 - Wickliffe MF Submarket  
 47,248 SF Class C Apartments Building Built in 1960  
 Property is for sale at \$3,800,000 (\$80.43/SF)

### Investment Information

Sale Price: **\$3,800,000**  
 Price/Unit: **\$70,370.37**  
 Cap Rate: **7.10%**  
 GRM: -

Sale Status: **Under Contract**  
 Sale Conditions: -

Days On Market: **182**



### Investment Notes

This is a great investment opportunity! There is very little risk, a full rent roll, a waiting list, and professional management/maintenance on-site in a desirable location. Wickliffe, Ohio is a city of approximately 15,000 people surrounded by all Lake Co...

### Building Information

# of Units: **54**      Bldg Status: **Built 1960**  
 Avg Unit Size: **600 SF**      Building Size: **47,248 SF**      Zoning: **RMF**  
 Avg Vacancy: **1.9%**      Stories: **1**      Lot Dimensions: -  
 Land Area: **3.69 AC**      Building FAR: **0.29**

Parcel Number: **29-B-003-C-00-017, 29-B-003-C-00-018, 29-B-003-C-00-030, 29-B-003-C-00-230**

Parking: **75 Surface Spaces are available; Ratio of 1.58/1,000 SF**

Amenities: **Air Conditioning, Fenced Lot, Freezer, Gas Range, Heating, Kitchen, Laundry Facilities, Maintenance on site, Property Manager on Site, Range, Refrigerator, Tub/Shower**

#### unit mix

no of units	bed/bath	avg unit size (sf)	complex %	month rent/low	month rent/high
54	1/1	600		\$583	\$583

Total SF of all Units: 32,400  
 Avg Rent/Unit/Mo: \$583  
 Avg Rent/SF/Mo: \$0.97

