11239 SUPERIOR AVENUE

CLEVELAND, OH | ~~$485,000~~

2 COMMERCIAL & 5 RESIDENTIAL UNITS

$475,000

SETH TASK, TEAM LEADER

216.276.1626 (CELL)

SETHTASK@TASKTEAMCLE.COM

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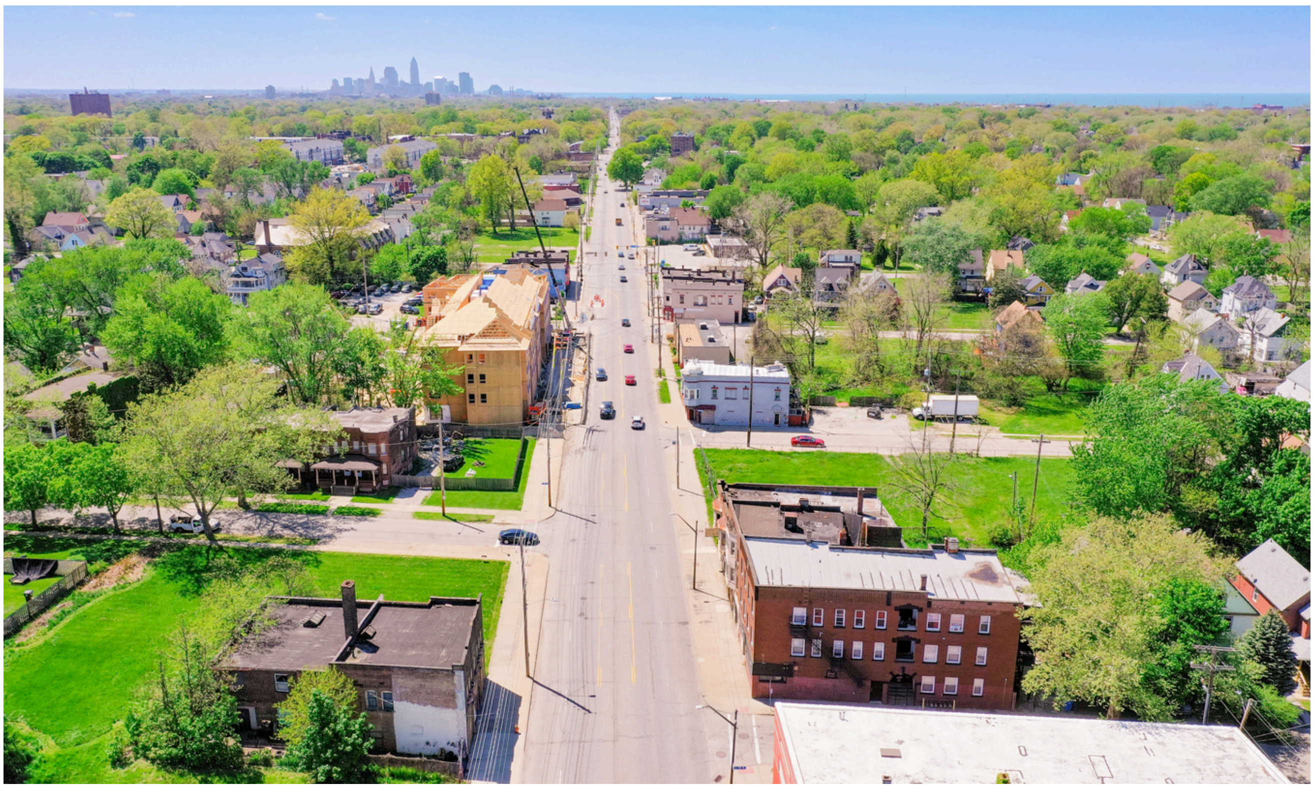
THE TASK TEAM

LOCATION

11239 SUPERIOR AVENUE

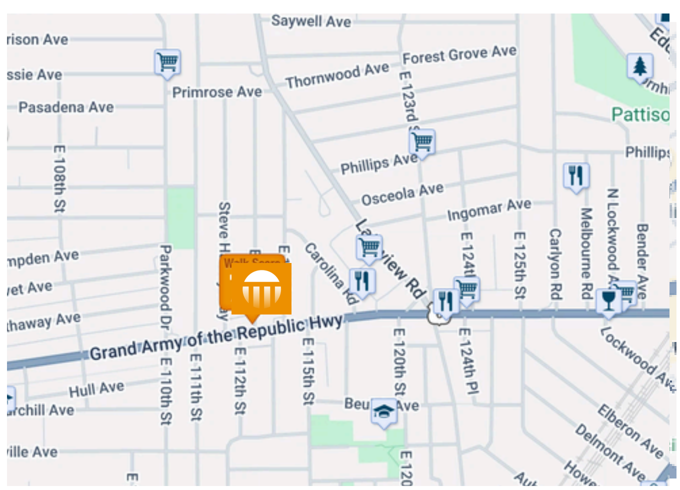
Welcome to this great mixed-use investment opportunity on Superior Ave! This prominent three-story brick building offers a versatile combination of two street-level retail/commercial spaces and five upper-level apartments, including two 3-bedroom units and three 2-bedroom units.



Walk Score 73 — **Very Walkable**
Most errands can be accomplished on foot.

Transit Score 50 — **Good Transit**
Many nearby public transportation options.

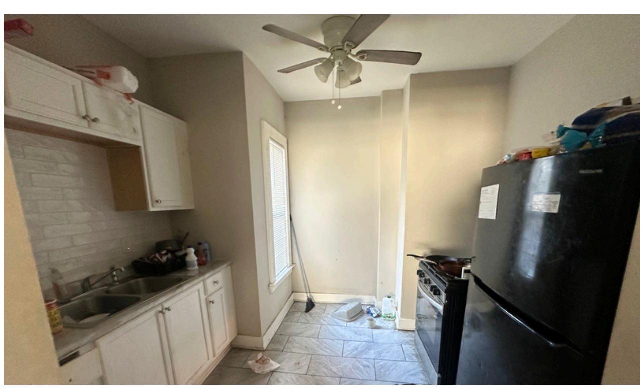
Bike Score 60 — **Bikeable**
Some bike infrastructure.



UNITS

14620 LAKE SHORE BLVD

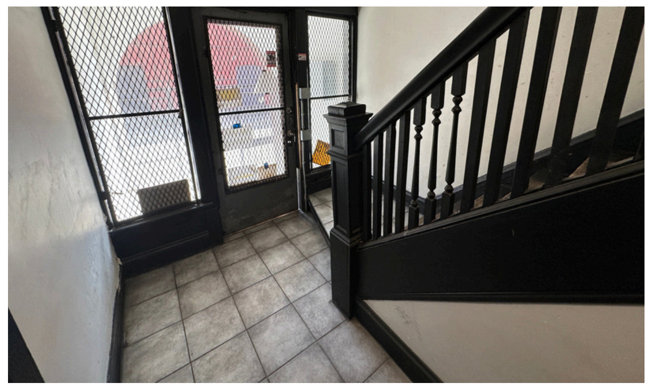
The property features classic architectural details, tall ceilings, large windows, neutral interiors with white trim, and decorative fireplace mantels that add character throughout. The commercial spaces offer excellent renovation potential, with exposed brick, original pressed-tin ceilings, and open layouts ideal for a variety of business uses.



BUILDING FEATURES

14620 LAKE SHORE BLVD

Bring your vision and unlock the possibilities for income, business, or redevelopment upside! Current projections show potential annual gross income of $74,376, with upside to approximately $95,232 after improvements, supporting projected cash-model ROI of 10.46% to 12.42% and leveraged ROI of 11.69% to 16.67%, based on seller-provided assumptions. Commercial spaces and basement available for viewing. Buyer to verify all income, expenses, projections, and permitted uses.



OPERATING ROI

14620 LAKE SHORE BLVD

Purchase Price	**$475,000**	**$475,000**
Closing Costs	$5,000	$5,000
Rehab	$0	$80,000
Total Cash	$480,000	$560,000
Total Expense to Occupancy	$480,000	$560,000
Mortgage (if applicable)	$356,250	$356,250
Total Cash Investment Mortgage	$123,750	$203,750
Monthly Rent	$6,198	$7,936
Annual Gross Income	$74,376	$95,232
Insurance	$3,036	$3,036
Taxes	$5,590	$5,590
Utilities	$8,400	$8,400
Landscaping	$800	$800
Vacancy & Maintenace	$3,719	$4,762
Total Annual Expenses	$21,545	$22,588
Interest Rate	0.08	0.08
Term	20	20
Mortgage	$35,758	$35,758
Net Annual Income Cash	**$52,831**	**$72,644**
Net Annual Income Leverage	**$17,073**	**$36,887**
ROI Cash Model	**11.01%**	**12.97%**
ROI Mortgage Model	**13.80%**	**18.10%**

SALE PRICE: ~~$485,000~~ $475,000

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