

# FOR SALE

## 100% OCCUPIED 7-UNIT MULTIFAMILY BUILDING IN WELLSVILLE, OH

1901 Clark Ave Wellsville, OH 43968



**SALE PRICE: \$600,000**

### **Jeremy Bates**

Senior Vice President Commercial Real Estate Advisory and Transactions  
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## OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	2,034 SF
Lot Size:	0.322 Acres
Number of Units:	7
Price / SF:	-
Year Built:	1970

## PROPERTY OVERVIEW

Introducing a prime investment opportunity in Wellsville, OH! This 7-unit, 2,034 SF property, originally a motel, offers a steady income stream with 100% occupancy. Six studio units, averaging approximately 275 SF and rented at \$675, along with one 1/1 unit spanning approximately 300 SF and rented at \$775, present an attractive rental history. Built in 1970, this property holds great potential for conversion back into a motel, making it an ideal opportunity for a savvy investor looking to capitalize on the thriving multifamily market.

## PROPERTY HIGHLIGHTS

- 7-unit multifamily, previously used as a motel
- Six studio units rented at \$675 (approx. 275 SF)
- One 1/1 unit rented at \$775 (approx. 300 SF)
- Great opportunity for conversion back into a motel

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# UNIT MIX SUMMARY

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UNIT TYPE	BEDS	BATHS	COUNT	SIZE SF	RENT	RENT/SF
Studio	1	1	6	275 SF	\$675	\$2.45
1 Bed 1 Bath	1	1	1	300 SF	\$775	\$2.58
TOTALS/AVERAGES			7	279 SF	\$689	\$2.47

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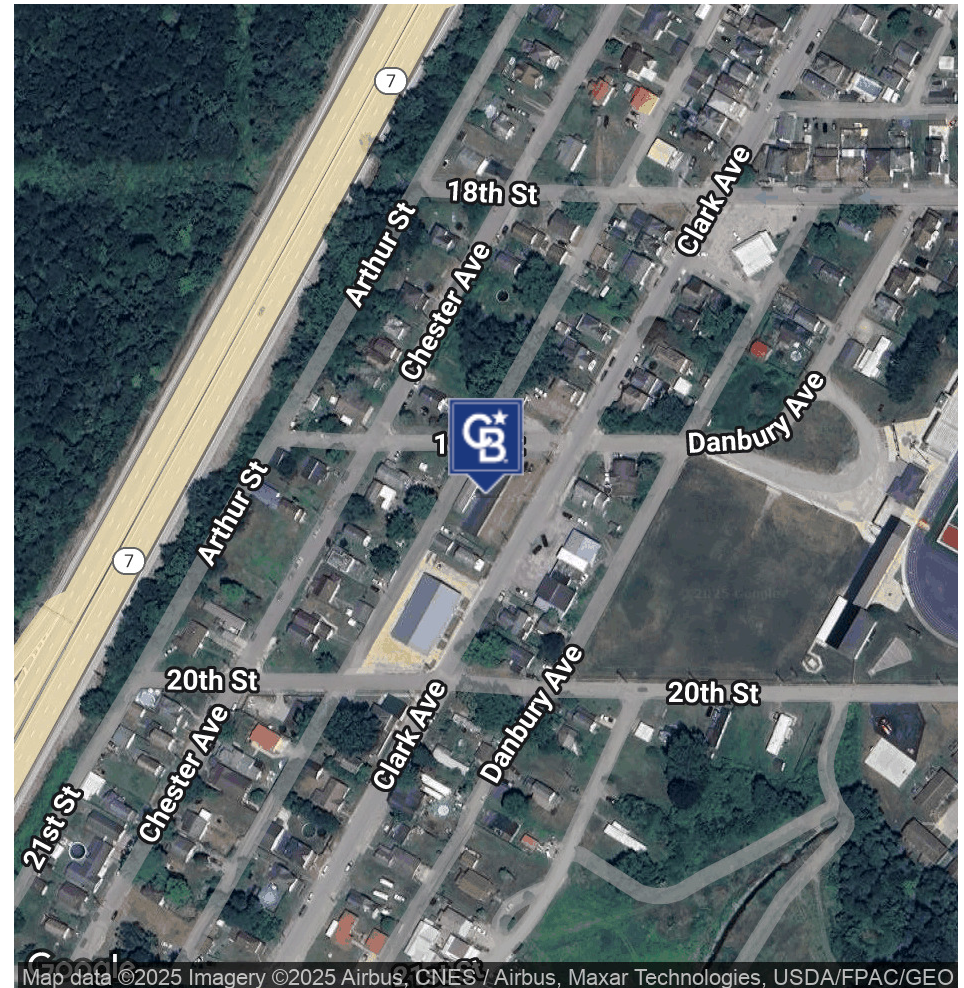


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# LOCATION MAPS

100% OCCUPIED 7-UNIT MULTIFAMILY BUILDING IN WELLSVILLE, OH

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# DEMOGRAPHICS

100% OCCUPIED 7-UNIT MULTIFAMILY BUILDING IN WELLSVILLE, OH

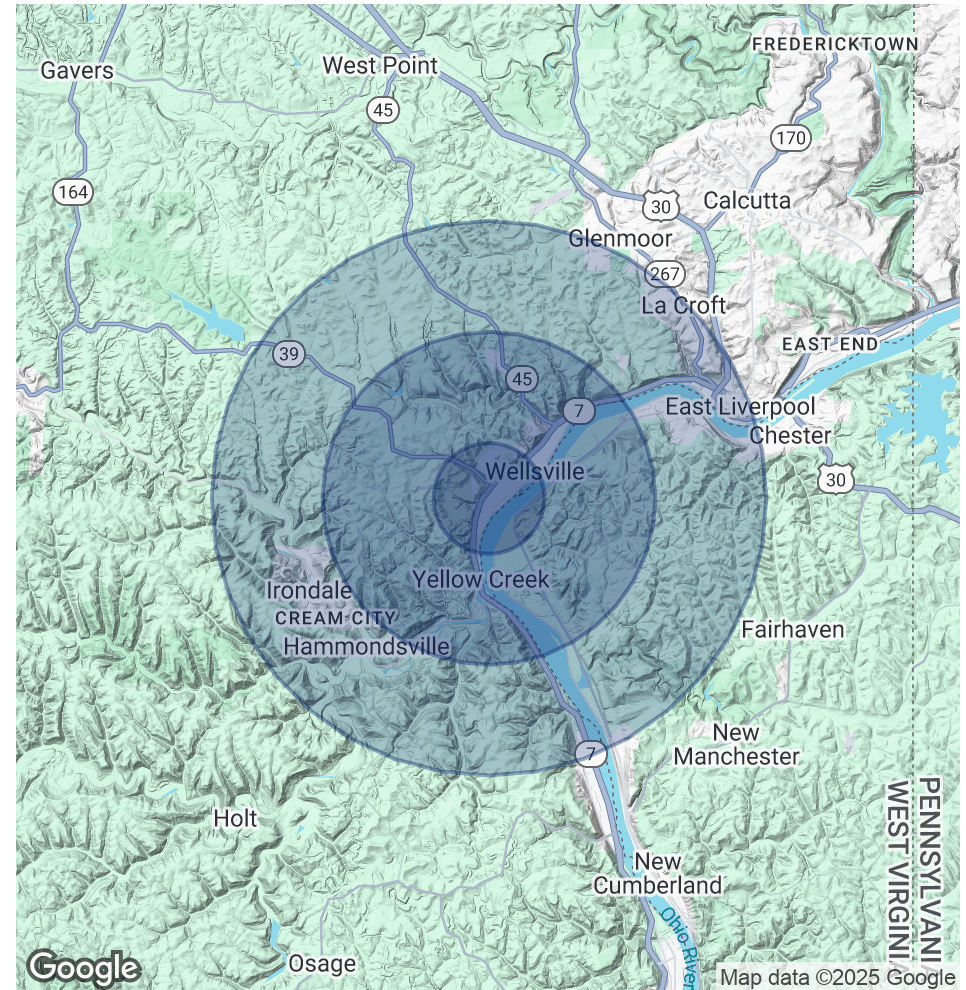
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,338	4,961	11,602
Average Age	41	43	44
Average Age (Male)	39	42	43
Average Age (Female)	42	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	976	2,144	5,082
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$57,727	\$62,179	\$66,439
Average House Value	\$102,164	\$122,582	\$130,360

Demographics data derived from AlphaMap



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