



## North 13 Mini Storage & Field Pointe Townhomes and Storage 1675, 1695 & 1699 Mount Vernon Road, Newark, OH 43055



### Offering Summary

Sale Price:	\$6,200,000
Building Size:	45,385 SF
Lot Size:	6.951 Acres
Zoning:	General Industrial
APN:	096-292176-00.000 054-286554-02.001 054-286554-02.000

### Property Overview

Introducing a prime investment opportunity! This well-maintained, multi-income property offers a rare combination of self-storage, multifamily, office, and residential components across just under 7 acres. The asset includes multiple buildings totaling 45,385 SF, approximately 180 storage units across 5 buildings, 40 one-bedroom apartments within 10 apartment buildings, a 1,523 SF management office, and two quality homes on site. The main residence is an immaculate 4,200 SF home with 3 bedrooms, 2.5 baths, an attached garage, multiple outdoor living spaces, and a new roof in 2024. A second ranch-style home offers approximately 2,274 SF with 3 bedrooms, 2 full baths, and a garage.

The property has been meticulously managed and is exceptionally well kept, with all storage units monitored by security cameras, asphalt resurfaced in 2023, and roof replacements scheduled for early summer 2026 for all buildings except the main home, which was reroofed in 2024. The office space, currently used for management, includes a reception area, three private offices, two restrooms, a conference room, and additional back storage, offering potential for future lease income. With no outside storage currently in place and additional undeveloped land available for possible future income-producing use, this property presents a highly versatile opportunity for a self-storage or multifamily investor seeking a stabilized, well-cared-for asset with expansion potential.





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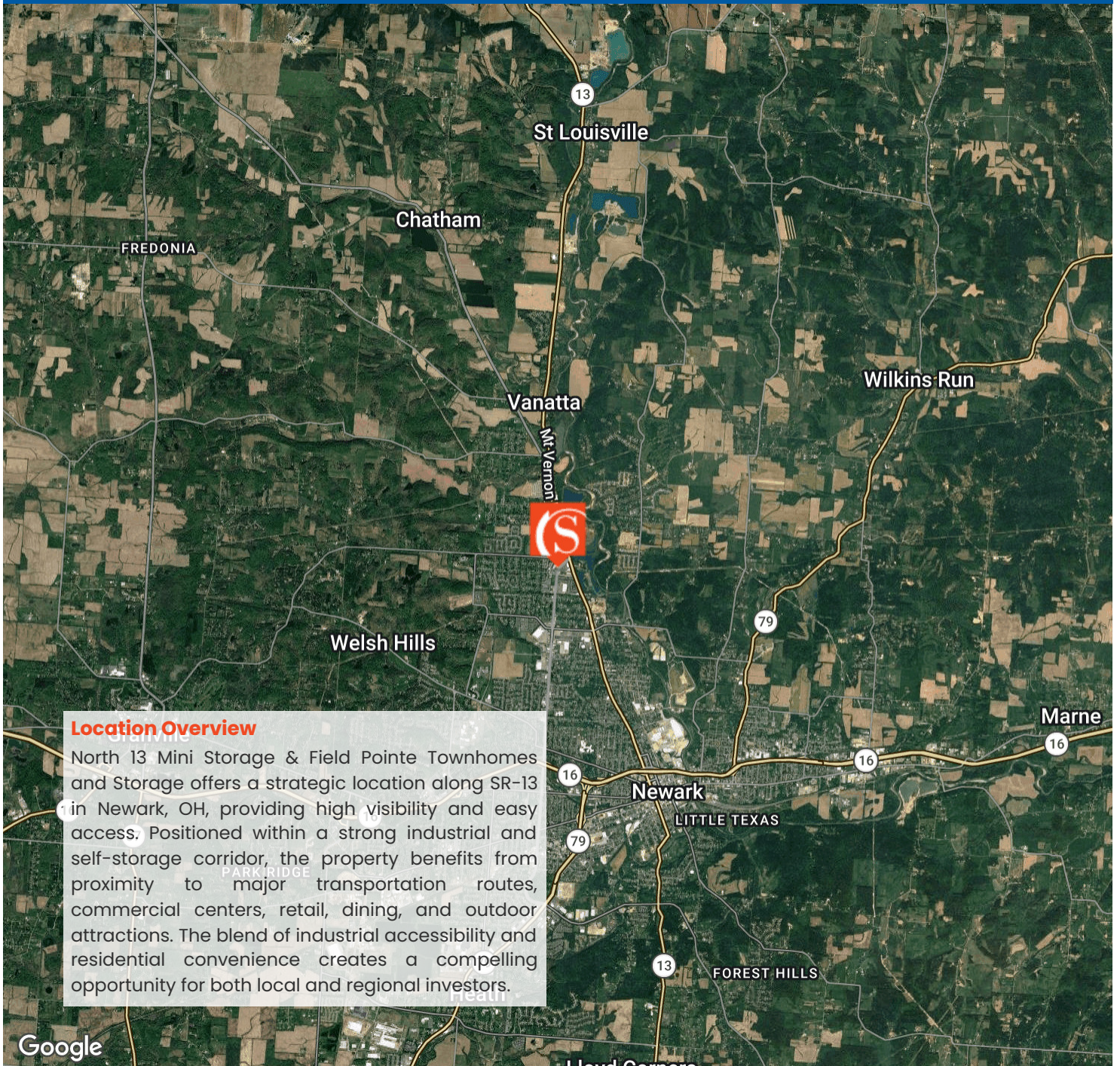


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**Location Overview**

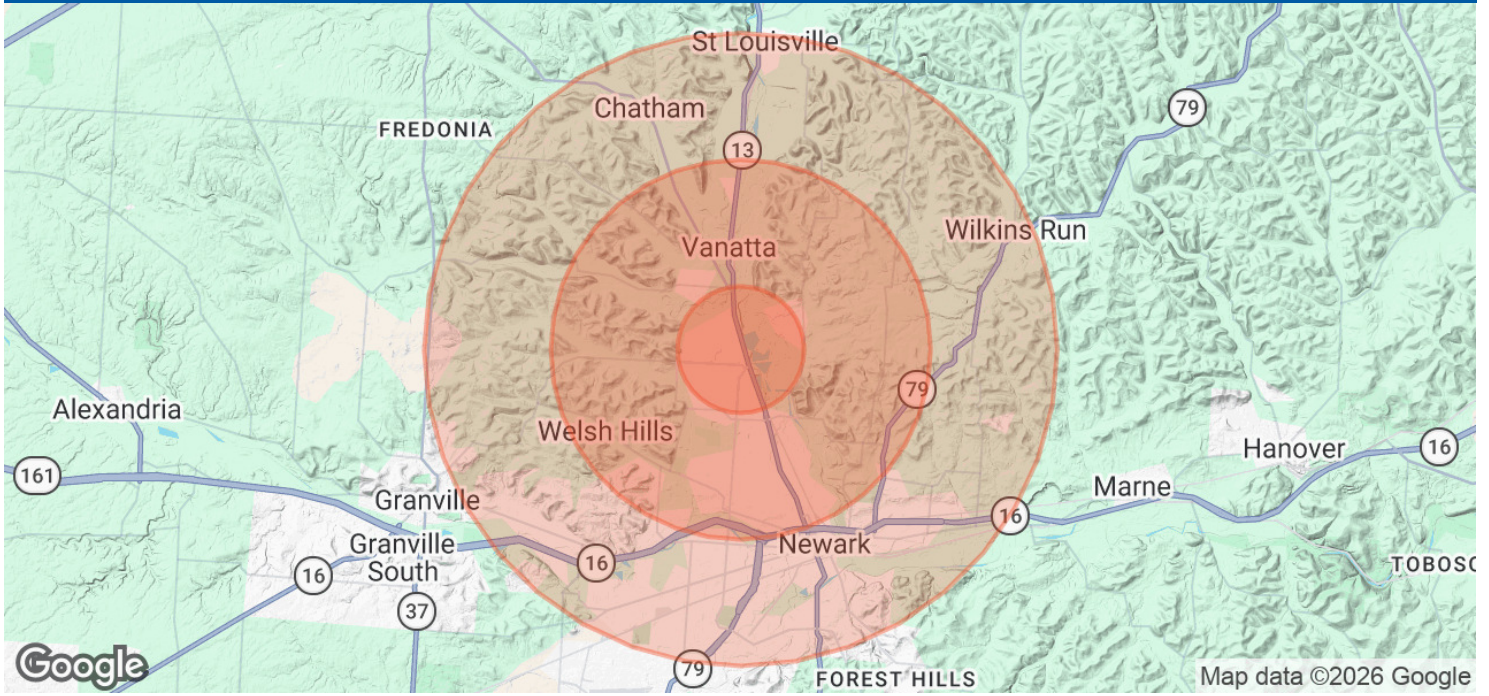
North 13 Mini Storage & Field Pointe Townhomes and Storage offers a strategic location along SR-13 in Newark, OH, providing high visibility and easy access. Positioned within a strong industrial and self-storage corridor, the property benefits from proximity to major transportation routes, commercial centers, retail, dining, and outdoor attractions. The blend of industrial accessibility and residential convenience creates a compelling opportunity for both local and regional investors.

Google





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Population	1 Mile	3 Miles	5 Miles
Total Population	3,810	26,200	62,478
Average Age	42.4	41.7	39.9
Average Age (Male)	41.4	41.9	39.0
Average Age (Female)	43.7	43.0	40.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,718	10,675	25,198
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$70,656	\$84,917	\$84,103
Average House Value	\$205,280	\$212,856	\$225,720

2023 American Community Survey (ACS)

