

# 2869 Hampshire Road

## FOR SALE

2869 HAMPSHIRE ROAD, CLEVELAND HEIGHTS, OH 44118

Multifamily Property



### PROPERTY DESCRIPTION

The property is listed for \$250,000 and currently generates \$2,111 per month in rent. This well-kept, two-and-a-half-story single-family residence offers four bedrooms and 1.5 bathrooms, with classic curb appeal highlighted by a full-width covered front porch and a detached two-car garage. The interior features original hardwood floors, extensive wood trim, arched openings, and select exposed brick and stone accents, while the kitchen provides white cabinetry, open shelving, laminate countertops, and a full appliance package. The upper floors offer additional living/sleeping areas with varied ceiling heights and dormer-style rooms. A large fenced backyard with mature trees includes an elevated deck, complementing the property's value-add potential and stable rental income for investors or owner-occupants.

### LOCATION DESCRIPTION

2869 Hampshire Rd, Cleveland Heights, OH is located approximately 1.0 mile north of Cedar Road, 0.7 mile east of Lee Road, and just 0.1 mile east of Coventry Road. The property benefits from immediate proximity to the Coventry Road entertainment corridor, a highly walkable district featuring restaurants, cafés, bars, boutique retail, and neighborhood services, supporting strong tenant demand and rental stability. The surrounding neighborhood consists primarily of well-maintained, owner-occupied single-family homes, reinforcing long-term value retention and neighborhood stability. Limited new housing supply, established zoning, and a built-out streetscape create a high barrier to entry, reducing competitive risk for investors. Excellent access to Cedar Road (SR-322) provides efficient connectivity to University Circle, Little Italy, downtown Cleveland, major medical and educational employers, and key lifestyle amenities, making the location attractive to both long-term tenants and resale buyers.

### OFFERING SUMMARY

Sale Price:	\$250,000
Number of Units:	1
Building Size:	1,724 SF



**Patrick Craig**

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OH #SAL.2023006201

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Building Name	2869 Hampshire Road
APN	68404013
Building Size	1,724 SF



### Property Highlights:

- Asking Price: \$250,000.
- Current Rental Income: \$2,111/month.
- Bedrooms/Bathrooms: 4 bedrooms, 1.5 baths.
- Property Type: 2.5-story single-family residence with strong curb appeal.
- Interior Features: Original hardwood floors, extensive wood trim, arched openings, and select exposed brick or stone accents.
- Kitchen: Functional layout with white cabinetry, open shelving, laminate countertops, and a full appliance package.
- Outdoor Space: Large fenced backyard with mature trees, an elevated deck, and a full-width covered front porch.
- Garage: Detached two-car garage with yard/drive access.
- Investment Appeal: Solid rental income with potential value-add upside through cosmetic updates, suitable for investors or owner-occupants.



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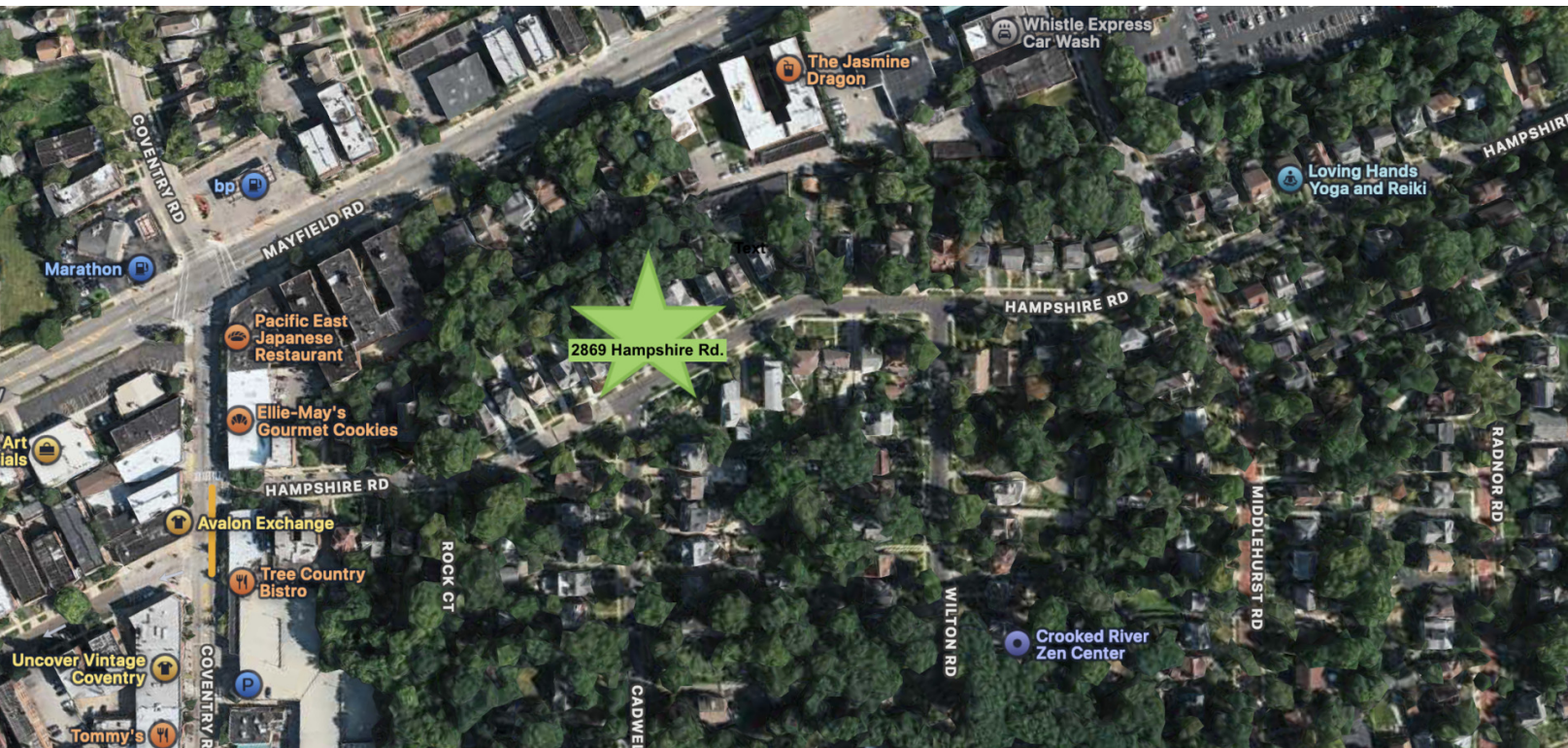
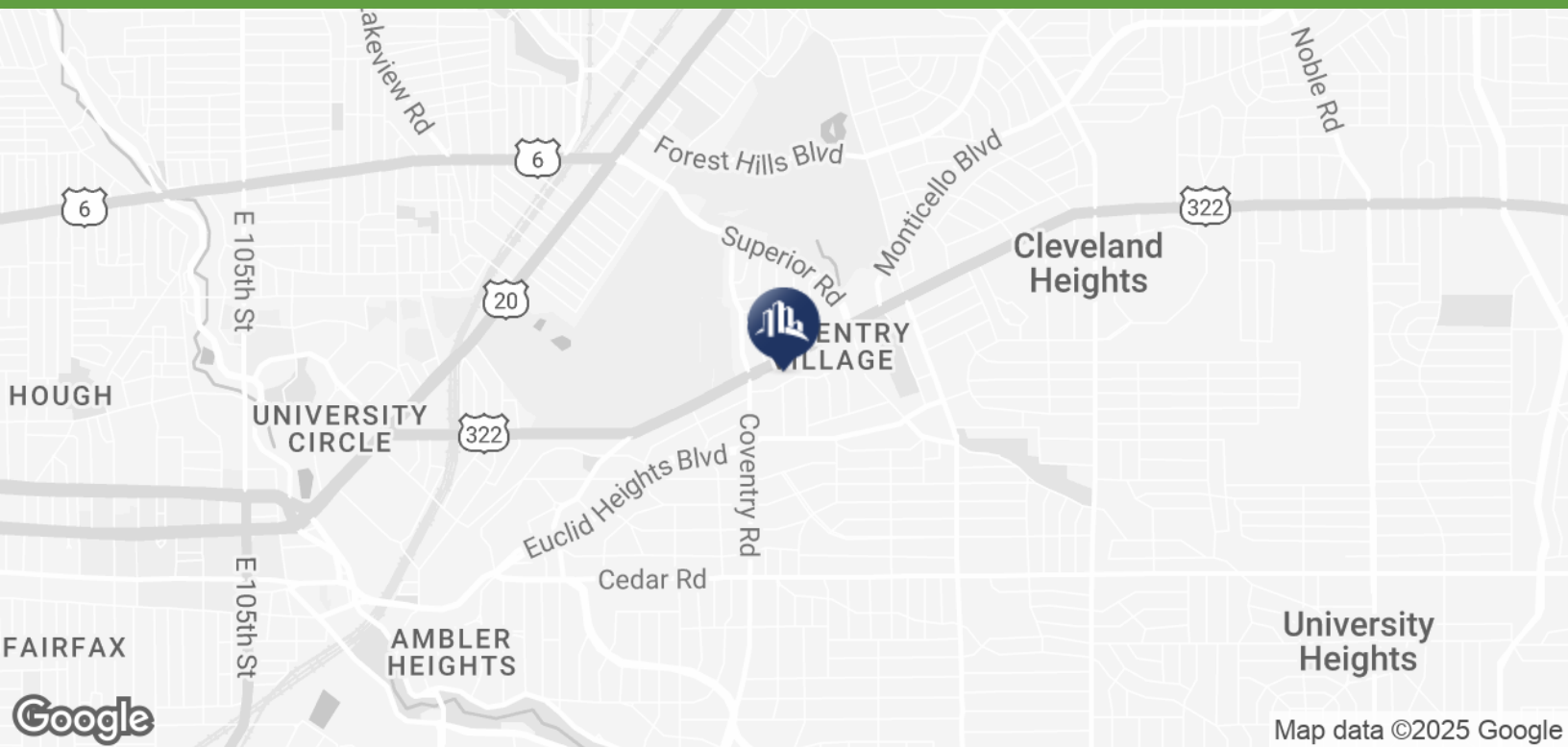


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