

FOR SALE

DOWNTOWN Investment Property

**114-116 E. MAIN ST,
ST. CLAIRSVILLE, OH**

Jay Goodman!



**HARVEY GOODMAN
REALTOR®**

John Sambuco, Broker



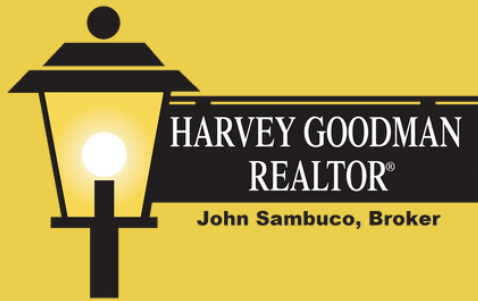
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Executive Summary

BACK ON THE MARKET WITH NEW IMPROVEMENTS! EXCEPTIONAL INVESTMENT OPPORTUNITY INCLUDES 2 BUILDINGS SOLD AS A PACKAGE IN DOWNTOWN SAINT CLAIRSVILLE! 7-UNIT, MIXED-USE INCOME PROPERTY, FULLY OCCUPIED ON MAIN STREET. COMPRISED OF 4 RESIDENTIAL APARTMENTS AND 3 COMMERCIAL SPACES. LONG-TERM TENANTS AND BELOW-MARKET RENTS PRESENT A PROMISING OPPORTUNITY FOR INCREASED CASH FLOW. ONE OF THE LARGEST PARKING LOTS IN DOWNTOWN SAINT CLAIRSVILLE WITH AMPLE OFF-STREET PARKING FOR TENANTS AND CUSTOMERS. OWNER HAS COMPLETED MANY IMPROVEMENTS IN THE LAST 12 MONTHS INCLUDING: NEWLY SEALED AND STRIPED PARKING LOT, NEW PARKING LOT LIGHTING THAT MATCHES THE TURN-OF-THE-CENTURY STREET LIGHTS OF DOWNTOWN ST. CLAIRSVILLE, FRESHLY CLEANED AND PAINTED EXTERIOR, AND RENOVATED COMMON HALLWAYS & STAIRWELLS WITH NEW CARPET AND PAINT. TENANT SPACE HAS BEEN MAINTAINED APPROPRIATELY WHEN ISSUES ARISE. FOR DETAILED FINANCIAL INSIGHTS, INCLUDING RENT ROLL AND PROFORMA OPERATING STATEMENTS, PLEASE CONTACT THE LISTING OFFICE. OWNED BY LICENSED REAL ESTATE BROKER.



Property Highlights



- 100% OCCUPIED
- MIXED-USE INCOME PROPERTY
- MANY RECENT IMPROVEMENTS
- 7 RENTAL UNITS
- 3 COMMERCIAL TENANTS & 4 RESIDENTIAL APARTMENTS
- LARGE PARKING LOT

FOR SALE
\$485,000

PHOTOS



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RENT ROLL

<u>Address</u>	<u>Unit</u>	<u>Tenant</u>	<u>Rent</u>	<u>Annual</u>	<u>Lease expires</u>	<u>Notes</u>
114 East Main	A	Pizza Express	\$ 750.00	\$ 9,000.00	2/28/2026	Commercial- Restaurant
	B	Residential Tenant	\$ 550.00	\$ 6,600.00	9/30/2024	Apartment- 2BR
	C	Kent's Barber Shop	\$ 360.00	\$ 4,320.00	10/31/2024	Commercial- Retail/Office
	D	Residential Tenant	\$ 350.00	\$ 4,200.00	9/30/2024	Apartment- 2BR
	E	Residential Tenant	\$ 365.00	\$ 4,380.00	8/31/2024	Apartment- 2BR
Totals			\$ 2,375.00	\$ 28,500.00		
116 East Main	Down	Gateway Royalties	\$ 1,160.00	\$ 13,920.00	2/28/2025	Commercial- Retail/Office
	Up	Residential Tenant	\$ 530.00	\$ 6,360.00	6/30/2024	Apartment-2BR
Totals			\$ 1,690.00	\$ 20,280.00		
Grand Totals			\$ 4,065.00	\$ 48,780.00		



FINANCIAL DETAILS

Proforma Operating Statement

	Amount
INCOME	
Rental Income	
Scheduled Rental Income	\$48,780.00
TOTAL	
GROSS INCOME	\$48,780.00
EXPENSE	
Building Repairs and Maintenance	
Estimated Repairs and Maintenance	\$600.00
Estimate Mowing / snow	\$800.00
Real Estate Tax Expense	\$3,463.00
Insurance Expense	\$1,700.00
Utilities	
Electric	\$2,682.34
Garbage	\$896.05
Natural Gas	\$933.76
Total Utilities	\$4,512.15
TOTAL	
EXPENSE	\$11,075.15
NET INCOME	\$37,704.85



The figures in this proforma operating statement are estimates and forecasts for informational purposes only. These projections are based on current data and assumptions that may change. Buyers should not rely solely on these figures and must conduct their own due diligence, including a thorough financial analysis and property review, before making any investment decisions. The seller and preparer of this document do not guarantee the accuracy or completeness of the information provided and disclaim any liability for decisions based on this proforma.



Thank You!



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Steubenville, Ohio 43952
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ST CLAIRSVILLE, OH OFFICE
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St. Clairsville, Ohio 43950
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MARTINS FERRY, OH OFFICE
410 Walnut St
Martin Ferry, OH 43935
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WEIRTON, WV OFFICE
253 Three Springs Dr
Weirton, WV 26062
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WHEELING, WV, OH OFFICE
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