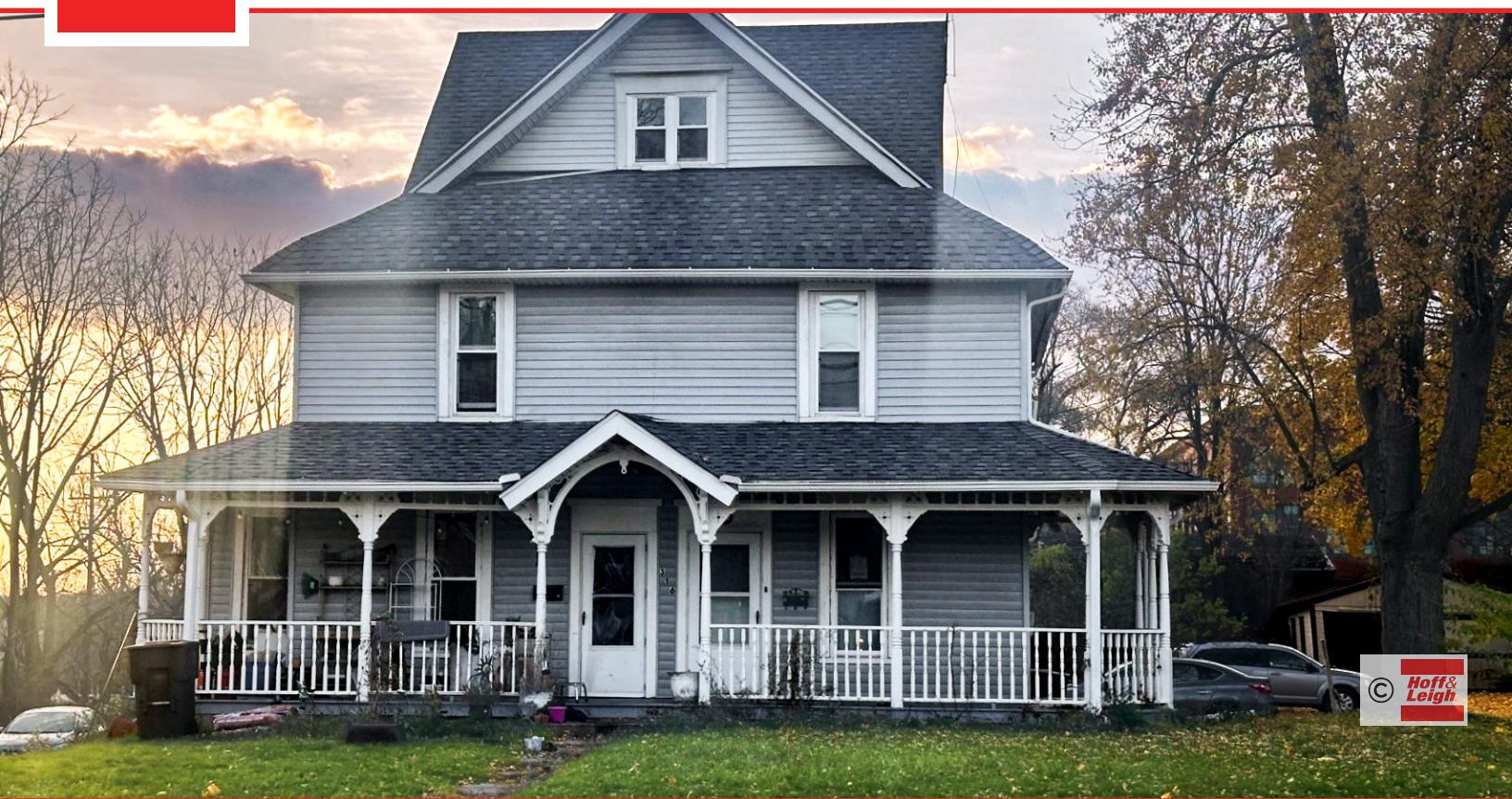


Prime Wadsworth Four-Unit Opportunity

316 AND 316 1/2 MAIN STREET, WADSWORTH, OHIO 44281



Overview

Two side-by-side duplexes on Main Street in the heart of Wadsworth. The units in the front building are two-bedroom and one bathroom units. The units in the rear building are three-bedroom and one bathroom units. Each tenant at this property pay for all utilities including water, sewer, and trash. These two buildings have had some renovations done over the last few years including a new roof on each building in 2024. This is a great opportunity to purchase a four-unit complex with a low vacancy history near the center of Wadsworth.

PLEASE DO NOT DISTURB THE TENANTS

Highlights

- Major Renovations for 3 of 4 units including all new appliances and windows
- New Roof on both houses in 2024
- New gutters/downspouts on front house
- New driveway paving in 2025

Property Details



Sales Price
\$525,000



Building Size
4,161 SF



Lot Size
0.466 Acres



Zoning
C-1 Commercial

Rev: November 20, 2025

Our Network Is Your Edge

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Ed Jesson

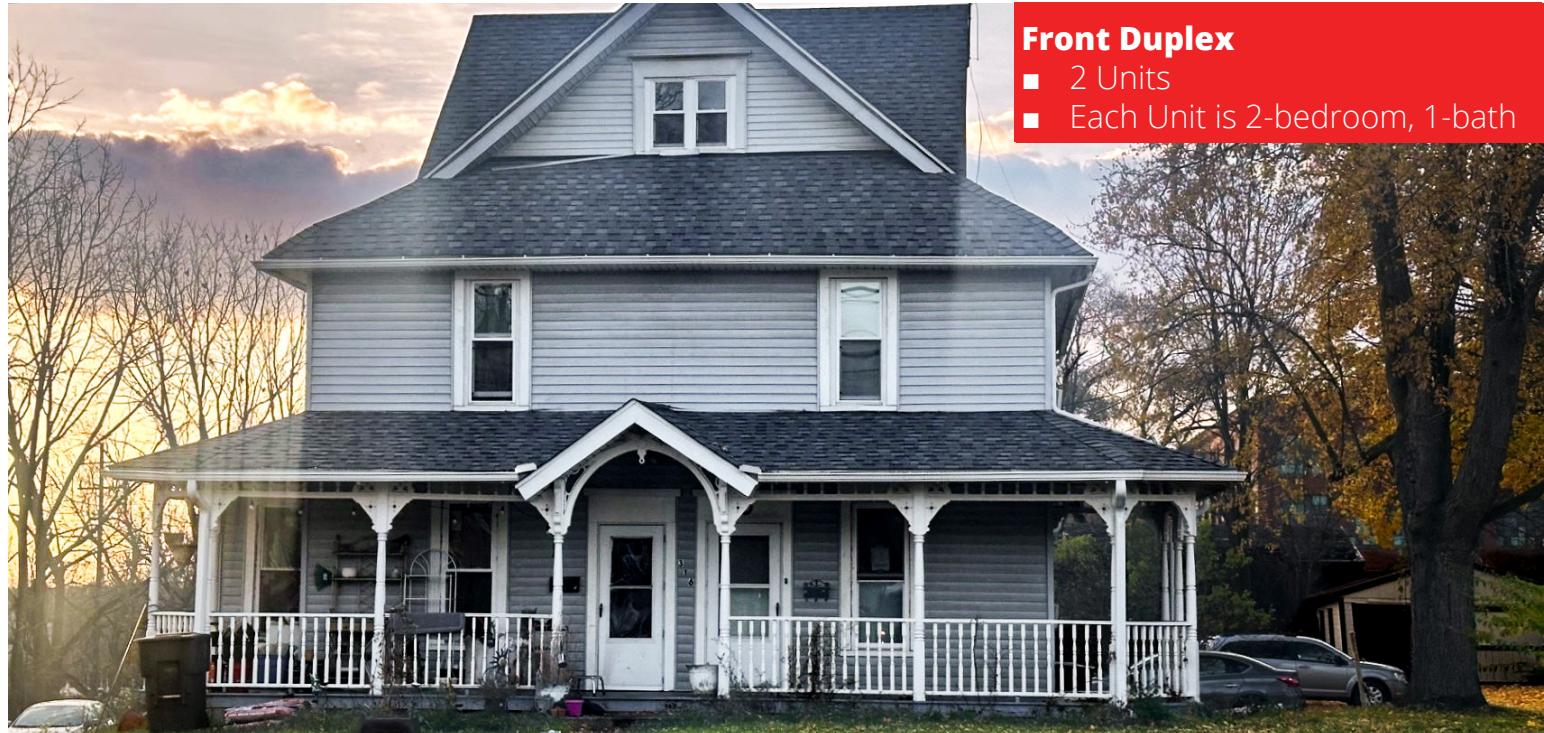
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Front Duplex

- 2 Units
- Each Unit is 2-bedroom, 1-bath



Back Duplex

- 2 Units
- Each Unit is 3-bedroom, 1-bath

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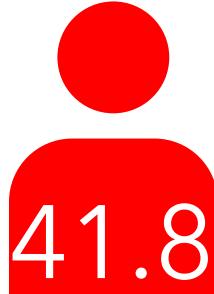
316 AND 316 1/2 MAIN STREET, WADSWORTH, OHIO 44281

316 Main St, Wadsworth, Ohio, 44281 3

DEMOGRAPHICS



27,987
Population



41.8

Median Age



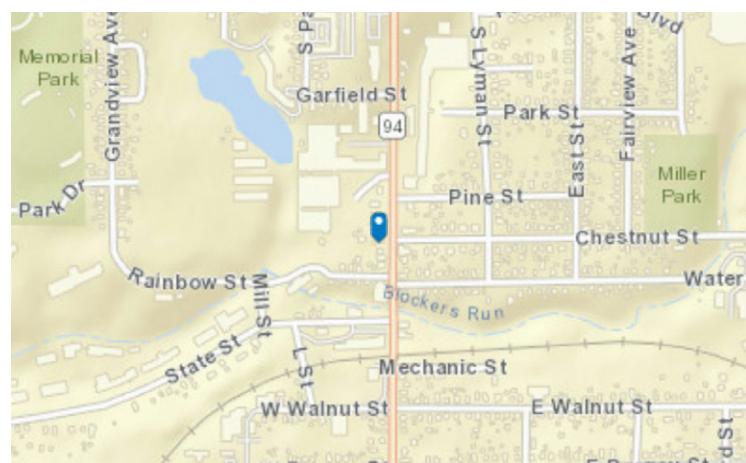
2.4
Average
Household Size



\$78,902
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Rainbow St	9,700	0.0
Main St	830	0.1
S Lyman St	1,381	0.1
L St	4,180	0.1
Mechanic St	8,270	0.1



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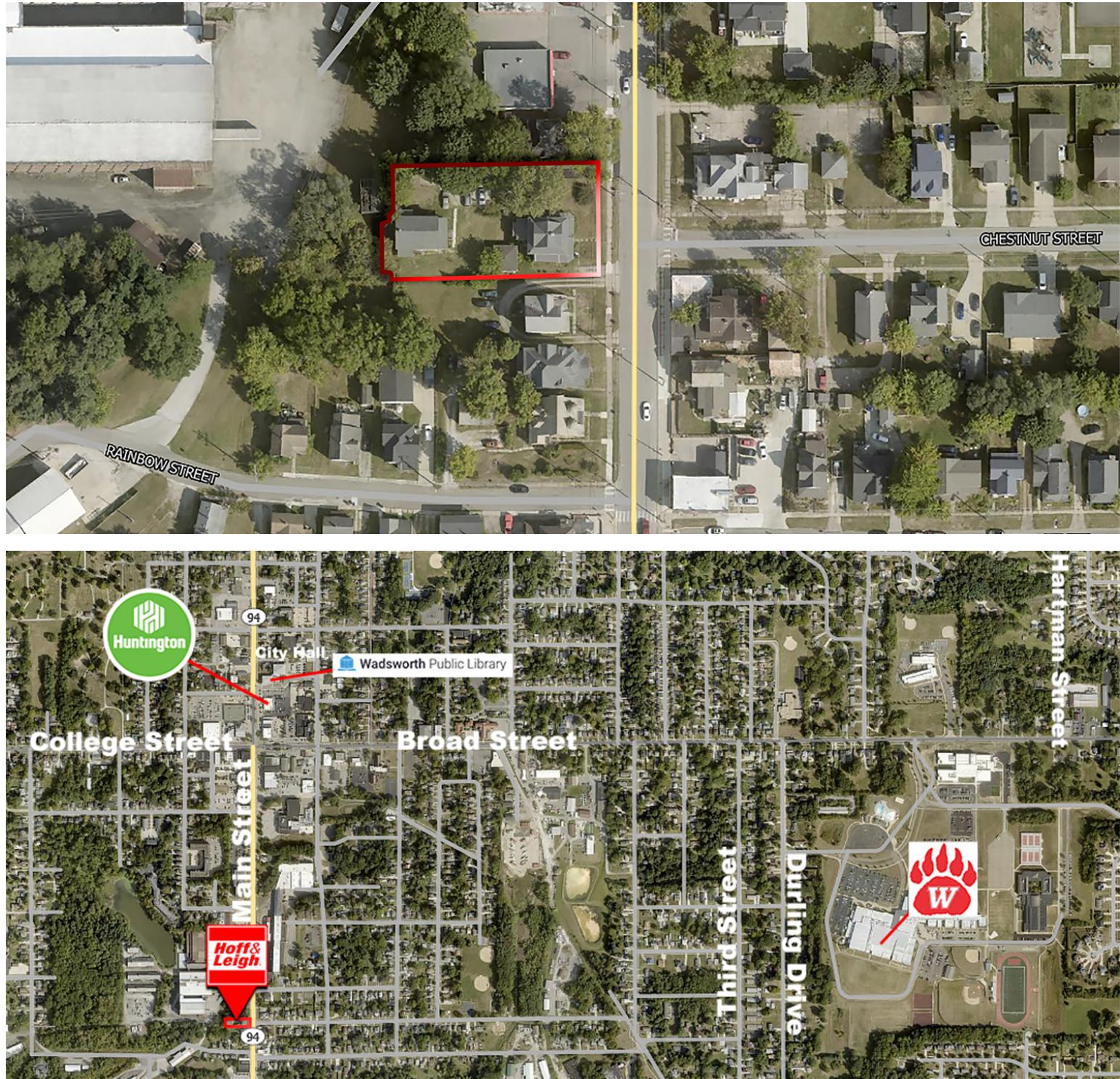
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