



**Tina Li**  
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Ph: 440-318-5844  
Happy Buy and Sell with Me !



1500-1525 Stewart Circle NW, Warren, Ohio 44485

[Buyer Full](#)

MLS#:	<b><a href="#">5179703</a></b>	Prop Type:	<b>Commercial Sale</b>	List Price:	<b>\$1,155,000</b>
Status:	<b>Active</b>	Sub Type:	<b>Apartment</b>	DOM/CDOM:	<b>10/105</b>
Recent:	<b>01/06/2026 : New Listing</b>				



List Dt Rec: **01/06/2026** List Date: **01/05/2026**  
Lot #: Contg Dt:  
Unit: Pend Dt:  
County: **Trumbull** Off Mkt Dt:  
Close Dt:

**Supplements (2)**

Parcel ID: **[TX 39-566590 39-566575 39-566585 39-566590 39-566595](#)**  
Twp: **Warren**  
Subdiv: **Parkwood**  
School Dist: **[Warren CSD - 7820](#)**  
Yr Built: **1964/Public Records**  
SqFt Total: **6,549** \$/SqFt: **\$176.36**  
Map:

Directions: **Exit HWY 422 towards Warren. Turn in Parkwood Dr NW, then first intersection, turn into Stewart Cir NW.**

**Legal/Taxes**

Taxes:	<b>\$10,081</b>	Tax Year:	<b>2025</b>	Assessment:	<b>No</b>	Homestead:
Legal:	<b>167 50F PARKWOOD 3 STEWART CIRCLE WARREN CITY WARREN</b>					Zoning:
Annual RE Tax:						<b>Commercial</b>

**General Information**

Approx Fin SqFt: **6,549/Auditors Website**

Office SqFt:	Lot Size (acre): <b>3.71</b>	DriveIn Door Max Hgt:	
Residential SqFt:	Lot Size Source: <b>Realist</b>	Drive In Door Min Hgt:	
Location:	<b>Freestanding, Park, Suburban</b>	Ceiling Height: <b>9 x</b>	
# Parking:	<b>18</b>	Units 4+ Bed:	
Units 1 Bed:	<b>3</b>	Units 2 Bed: <b>12</b>	Units 3 Bed:
Units Balcony:	<b>15</b>		

**Income/Expense**

Gross Rent:	<b>\$158,664</b>	Insurance:	<b>\$13,899</b>	Additional Exp 1: <b>property tax year 2025</b>
Other Income:	<b>\$2,500</b>	Management:	<b>\$0</b>	Amount Exp 1: <b>\$10,081</b>
Total Gross Rent:	<b>\$161,164</b>	Maintenance:	<b>\$0</b>	Additional Exp 2:
Gross Income:		Heat:	<b>\$2,115</b>	Amount Exp 2:
Vacancy Allow:	<b>7,933</b>	Electric:	<b>\$6,693</b>	Additional Exp 3:
Cap Rate:	<b>9</b>	Sewer/Water:	<b>\$2,092</b>	Amount Exp 3:
Total Annual Exp:	<b>\$47,072</b>	Trash/Rubbish:	<b>\$3,942</b>	Additional Exp 4:
Net Operating Inc:	<b>\$106,159</b>	Lawn/Snow:	<b>\$8,250</b>	Amount Exp 4:

**Features**

Basement:	<b>Yes, Apartment</b>	Roof:	<b>Asphalt/Fiberglass, Shingle, Tar/Gravel</b>
Bldg Feat:	<b>Bike Storage, Coin Laundry, Park, Signage</b>	Cooling:	<b>Central Air</b>
Fence:	<b>Back Yard, Fenced, Full , Wood</b>	Sewer:	<b>Public</b>
Heating:	<b>Forced Air, Gas</b>		
Water:	<b>Public</b>		
Parking:	<b>Additional Parking, Attached Carport, Carport, Covered, Lighted, On Site, On Street, Parking Lot, Paved</b>		
Prop Cond:	<b>Updated/Remodeled</b>		
Addl SubType:	<b>Apartments, Apartments/Multi Family</b>		
Natural Rsrc:	<b>None</b>		
Location:	<b>Freestanding, Park, Suburban</b>		
Current Use:	<b>Commercial, Multi-Family</b>		

Remarks:

**Attention Investors! 100% Occupied. Earning high CAP day one! This Portfolio comprises three adjacent brick 6 unit buildings for a total of 18 units that sit in a private, quiet cul-de-sac street in the city of Warren, Ohio. Each building is 3 stories and has one 750 sf 1B unit and five 1100 sq 2B units with spacious porches/balconies and covered carport spaces and storage lockers for each unit. All units have central air and all but one tenant pay their own water, gas & electric. The complex currently has over 9% cap rate with current below market rent with 5% vacancy rate included, Market proforma is over 11% based on the highest collected rent in the building, potential increase in rents. Each building has a common area with coin-op laundry. Many improvements including 3 new roofs on the main buildings and 1 carport roof replacement, newer windows, furnaces, AC condensers, energy efficient lighting, cosmetic upgrades in common areas (new paint, new flooring). Convenient to restaurants, shops, grocery stores, and local amenities. A great value-add opportunity in a supply-constrained rental market. Inspection after an accepted offer. Call with questions.**

**Listing/Contract Info**

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Possession: **Negotiable (Possession)**  
List Terms: **1031 Exchange, Cash, Conventional**  
Concessions:  
Special Listing Conditions: **Principal/NR**  
Close Date: \_\_\_\_\_ Close Price: \_\_\_\_\_  
Closed By: \_\_\_\_\_

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Presented By: **Tina Li**  
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01/15/2026 Web: **<http://https://tinali.howardhanna.com>**

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Information is Believed To Be Accurate But Not Guaranteed Date Printed: 01/15/2026 05:56 PM  
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

**Apartment** SqFt: **0** Bsmt: **Yes** Yr: **1964** Acres: **3.71** **\$1,155,000**



Front of Structure



Aerial View



Aerial View



Front of Structure



Entry



Front of Structure



Back of Structure



Side of Structure



Other



Other



Entry



Other



Living Room



Other



Dining Area



Kitchen



Kitchen



Kitchen



Other



Other



Other



Other



Bedroom



Bedroom



Other



Bedroom



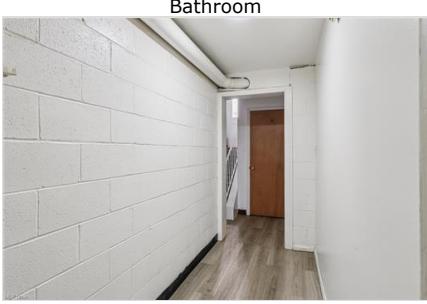
Bathroom



Bathroom



Bathroom



Other



Other



Laundry



Laundry



Entry



Other



Balcony



Balcony



Other



Side of Structure



Back of Structure



Back of Structure



Side of Structure



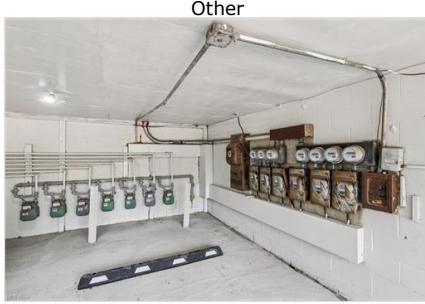
Other



Patio



Patio



Other



Aerial View



Aerial View



Aerial View

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