

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY



COMMERCIAL DIVISIONSM

670 High St

Waynesville, OH 45068

Exclusively Represented By:

Tushar Mehta

Sales Associate

937 554 0922

tmclassicrealestate@gmail.com

MULTIFAMILY SPACE FOR SALE

670 High St

Waynesville, OH 45068

FOR SALE

Executive Summary



Offering Summary

Price	\$550,000
Price / Unit	\$137,500
# of Units	4
Occupancy	100%
NOI	\$36,019.00
# of Floors	2
# of Buildings	1
Site Size	0.14 Acres

Location Overview

Waynesville continues to experience strong rental demand driven by its desirable smalltown atmosphere, convenient access to major employment centers, highly regarded community character, and limited multifamily inventory.

Investment opportunities within the Village remain extremely limited, making stabilized multifamily assets especially attractive to both local and out-of-area investors.

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Berkshire Hathaway HomeServices Professional Realty

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Property Details & Highlights

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
APN	0906127009
Building Size	3,000 SF
Lot Size	0.14 Acres
Building Class	C
Year Built	1966
Number of Floors	2
Number of Buildings	1

670 N High Apartments presents a rare opportunity to acquire a fully occupied four-unit apartment building in the highly desirable Village of Waynesville, Ohio. The property combines immediate cash flow with significant upside through below market rents. Current annual gross income of approximately \$47,640 offers stable in place returns, while market rent potential provides investors the opportunity to substantially increase income and overall asset value. With durable all-brick construction, a newly installed roof, tenant-paid utilities, and minimal owner responsibilities, this property represents an ideal long-term investment requiring very little day-to-day management.



- Approx. 6.55% Current CAP
- Estimated 8.80% Pro Forma CAP
- Current Gross Income: \$47,640 annually
- Estimated Market Gross Income: Approximately \$60,000 annually
- Brand-New Roof (June 2026)
- Tenants pay electric, gas, water, sewer and trash
- Lawn care and snow removal currently handled by a tenant
- Four spacious 2-bedroom / 1-bath apartments (approximately 750-800 SF each)
- Solid all-brick construction

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Income & Expenses

Income Summary

Vacancy Cost	\$0
Gross Income	\$47,640

Expenses Summary

Real Estate Taxes	\$7,602
Insurance	\$2,100
Repairs & Maintenance	\$1,950
Operating Expenses	\$11,652
Net Operating Income	\$36,019

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Unit Mix Summary

Unit Type	Beds	Baths	Count	% Of Total
Apartment	2	1	4	100%
Totals/Averages			4	100%

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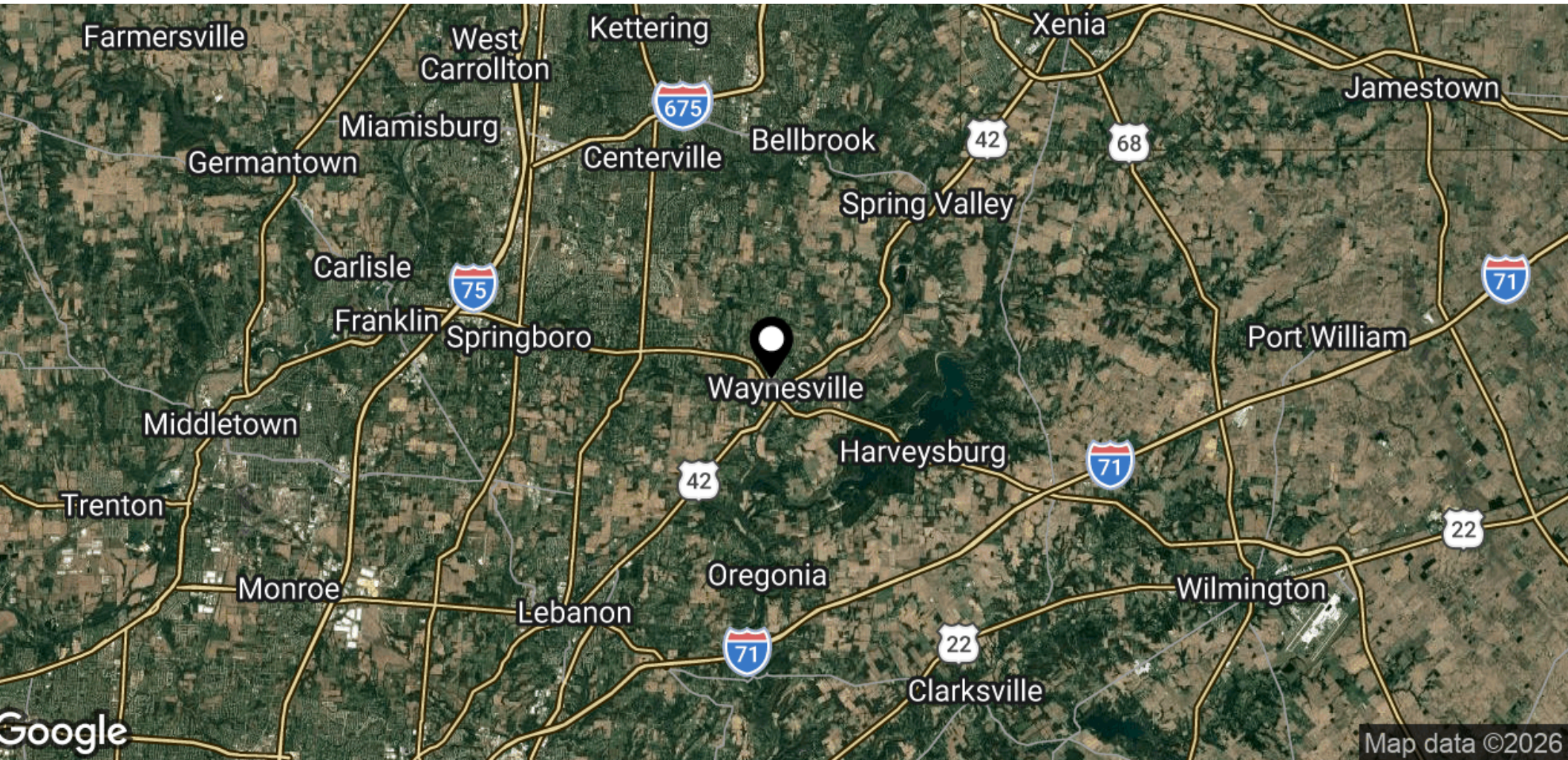
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Location Map



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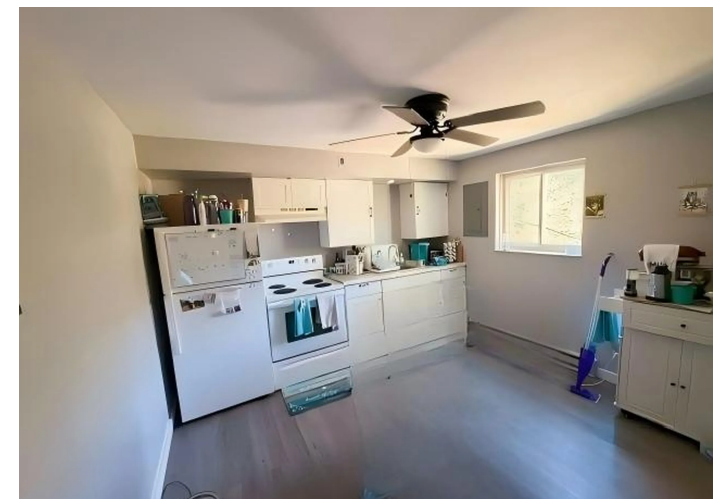
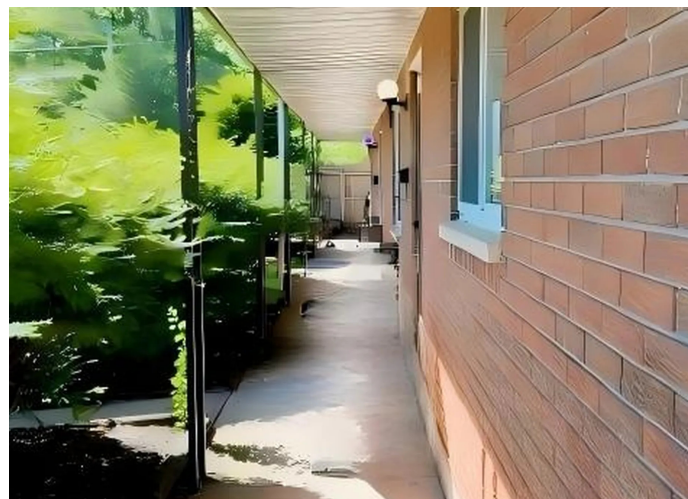
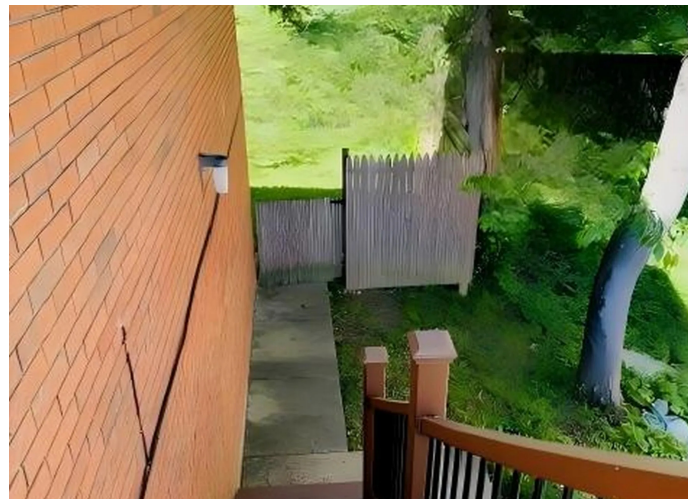
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Additional Photos



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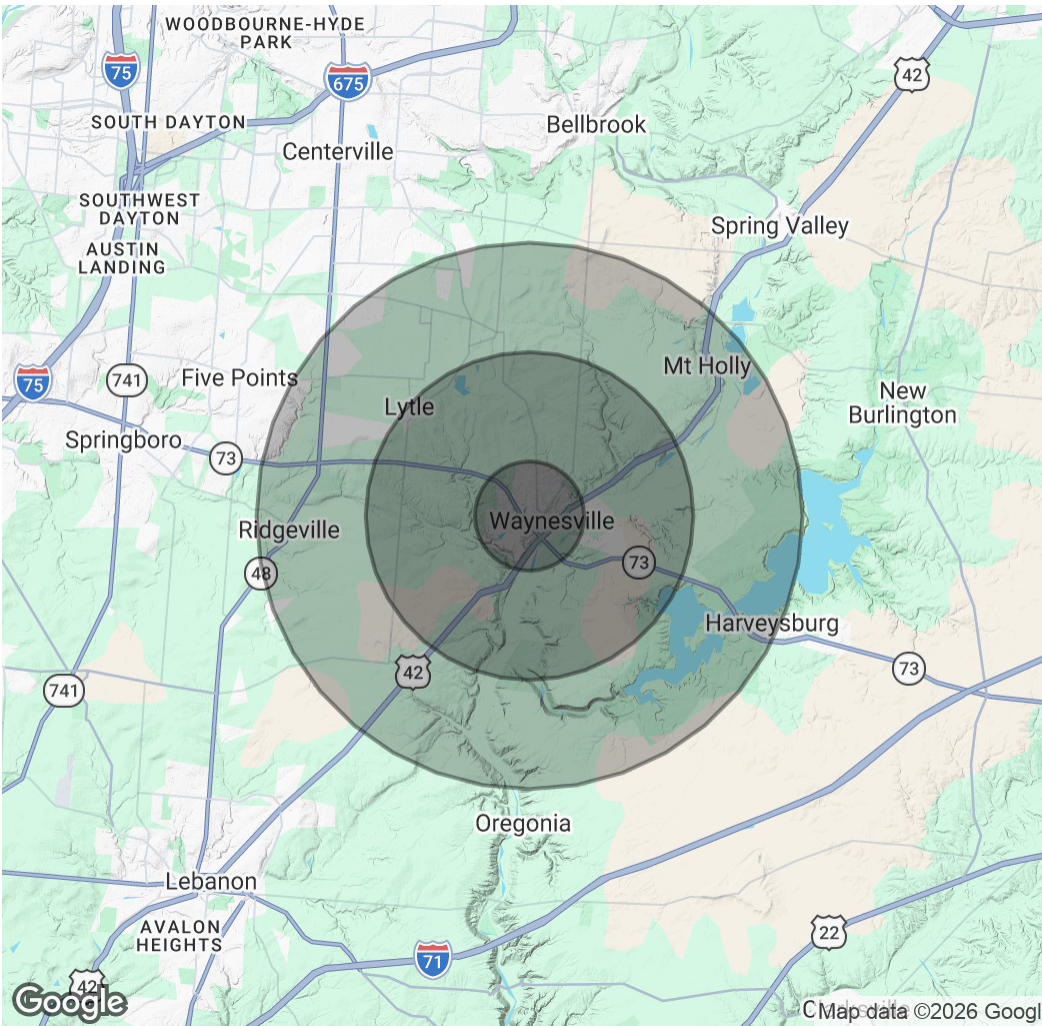
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	2,180	7,570	21,572
Average Age	43.8	42.7	44.4
Average Age (Male)	39.3	40	44.3
Average Age (Female)	43.4	41.7	43.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	864	2,912	7,883
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$92,800	\$127,661	\$172,707
Average House Value	\$253,090	\$334,586	\$406,480

2023 American Community Survey (ACS)



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