884 Parkwood Dr, Cleveland, OH 44108

MLS#: 5072391 Prop Type: Commercial Sale

Status: **Active** Sub Type: **Apartment** List Price: \$359,900 **Recent: 10/04/2024: New Listing** DOM/CDOM: 0/0



List Dt Rec: 10/04/2024 List Date: 10/04/2024

Lot #: Contg Dt: Unit: Pend Dt: County: Cuyahoga Off Mkt Dt:

Supplements (3) Exp Dt: 07/31/2025

TX 108-27-023 108-27-061 108-27-022 108-27-020 Parcel ID:

Close Dt:

Composition, Flat

Twp: Cleveland Subdiv: **Douglas Park**

School Dist: Cleveland Municipal - 1809

Yr Bui**l**t: 1910/Public Records

SqFt Total: 16,824 \$/SqFt: \$21.39

Map:

Directions: On the corner of Parkwood & Bryant

Legal/Taxes

Taxes: \$2,021 Tax Year: 2023 Assessment: No Homestead:

Legal: 370 DOUGPK S/L 45 0044 EP Annual RE Tax: **Multi-Family** Zonina:

General Information

Approx Fin SqFt: 16,824/Auditors Website

Office SaFt: Lot Size (acre): 0.75 DriveIn Door Max Hot: Residential SqFt: Lot Size Source: Auditors Website Drive In Door Min Hgt:

Location: Freestanding, Historic Area

Features

Basement: Yes, Common, Full, Storage Space, Unfinished

Bldg Feat: **Basement**

Roof: Fence: Gas, Hot Water/Steam

Cooling: Heating: None Water: **Public** Sewer: **Public**

Parking: On Site Prop Cond: **Fixer**

Addl SubType: Acreage, Apartments, Apartments/Multi Family, Development, Free Standing, Other, Residential Lot

Natural Rsrc: All W/O the rights

Location: Freestanding, Historic Area

Current Use: Multi-Family, Residential, See Remarks, Vacant

Remarks:

Attention all Contractors, Investors, amazing opportunity to renovate Multi-Family 13 Unit Apartment Building, being sold as part of a site-assembly total of 5 parcels. All-brick, 1910 build, three 2-story buildings that connect from the exterior facade. Proposed plans consist of 3 styles of One Bedroom; Two Bedroom & Three Bedroom apartments all separately metered. Featuring high ceilings; four season rooms; abundance of natural light and charming decorative fireplaces with desirable layouts for future renters. Surrounded by new build construction in an ever vast growing Glenville neighborhood of Cleveland! Nearby all major hospitals; easy highway accessibility; situated within a school zone. Majority of the demo has already been completed, offering the next owner a chance to finish existing plans in place or option to make their own personal customizations. Common basement with storage lockers; laundry room and possibility to create an additional garden style apartment. The L-shape site assembly includes four V/L parcels zoned MF & Residential that could be used for onsite parking or future development. Site plan; architectural drawings & environmentals have been completed~value savings for future buyers! Conveniently located within a 1 mile radius from UH Rainbow Babies & Children Hospital, Veteran Hospital; Rockefeller Park, Cleveland Museum of Art & Natural History Museum and Cleveland Botanical Gardens. This is a fantastic opportunity to purchase a Value Add play in a Class C Neighborhood with a huge upside for a bargain price!

Agent/Broker Info

List Agent: **Chrissy Kovanda (2015005239)** List Office: **Berkshire Hathaway HomeServices Professional**

Realty (20452)

Office Phone: 440-266-8085 Contact #: 216-317-3463

LA Email: chrissy@bhhspro.com Office Fax: LA License #: OH SAL.2015005239 Brokerage Lic:

Co List Agt: **Theresa Brannen (2017005893)** Co List Off: Berkshire Hathaway HomeServices Professional Re Co License #: OH SAL.2017005893

Showing

Brokerage Lic: 440-454-4450

Contact #: Co LA Email: theresa@bhhspro.com

Attrib Cnt: chrissy@bhhspro.com 216-317-3463 Waived Agt:

Electronic Lock Box: No Serial #:

Showing Contact: Type: **Listing Agent** Showing Rqmts: Call Listing Agent, Email Listing Agent, No Lockbox, See Remarks, Text Listing Agent

Showing Remarks: **Contact Listing Agent**

Show Address to Client: Yes

Agent Safety: Electricity Not On, Minimal or No Exterior Lighting, Minimal or No Interior Lighting, Vacant

Distribution

Internet Listing Y/N: Yes - No AVM Internet Address Y/N: Yes Internet Consumer Comm Y/N: No

Listing/Contract Info

Owner Agent: No

Orig List Price: \$359,900

Owner Name:

Listing Agreement: Exclusive Right To Sell Listing Service: Full Service Listing Contract Date: 10/04/2024 Expiration Date: Possession: Negotiable (Possession), Time of Transfer Expiration Date: **07/31/2025** Purchase Contract Date:

Owner Phone:

Occupant: Vacant

Special Listing Conditions: Principal/NR Concessions: Negotiable

Online Bidding: No Court Ordered: No

List Terms: Building+ Land, Cash, Contract, Conventional, Other

Broker Remarks: For all inquires contact Contact Chrissy Kovanda #216.317.3463 or Theresa Brannen #440.454.4450. Showings available upon receipt of LOI and POF. Sold as a site-assembly the following parcels are included at list price: 10827061, 1027020, 10827021, 10827022, 10827023. Seller has site plans; architectural drawings; environmental reports and additional DD items.

Prepared By: Chrissy T. Kovanda Information is Believed To Be Accurate But Not Guaranteed Date Printed: 10/04/2024 12:51 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.

MLS: 5072391 884 Parkwood Dr , Cleveland, OH 44108

Apartment SqFt: 0 Bsmt: Yes Yr: 1910 Acres: 0.75 \$359,900



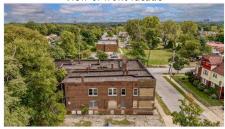
View of front facade





Warranty:

Drone / aerial view



Drone / aerial view



Drone / aerial view





Aerial view



Bird's eye view



Front of Structure











Other



Utilities with water heater
Information is Believed To Be Accurate But Not Guaranteed