

Chrissy T Kovanda

Berkshire Hathaway HomeServices Professional Realty

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Ph: 216-317-3463



884 Parkwood Dr, Cleveland, OH 44108

MLS#: **5072391**

Prop Type: **Commercial Sale**

Status: **Active**

Sub Type: **Apartment**

Recent: **10/04/2024 : New Listing**

List Price: **\$359,900**

DOM/CDOM: **0/0**



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

Lot #: **44**

Unit:

County: **Cuyahoga**

List Date: **10/04/2024**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Exp Dt: **07/31/2025**

[Supplements \(3\)](#)

Parcel ID: **TX** [108-27-023](#) [108-27-061](#) [108-27-022](#) [108-27-020](#)

Twp: **Cleveland**

Subdiv: **Douglas Park**

School Dist: [Cleveland Municipal - 1809](#)

Yr Built: **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**

Zoning: **Multi-Family**

Annual RE Tax:

General Information

Approx Fin SqFt: **16,824/Auditors Website**

Office SqFt: Lot Size (acre): **0.75**

DriveIn Door Max Hgt:

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**

Fence:

Roof: **Composition, Flat**

Heating: **Gas, Hot Water/Steam**

Cooling: **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 & Childrens 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 \(20452\)](#)

Contact #: **216-317-3463**

Office Phone: **440-266-8085**

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 Realty](#)

Co License #: **OH SAL.2017005893**

Brokerage Lic:

Contact #: **440-454-4450**

Co LA Email: theresa@bhhspro.com

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

Waived Agt: **No**

Showing

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 Name:

Owner Phone:

Owner Agent: **No** Warranty:

Listing Agreement: **Exclusive Right To Sell**

Listing Service: **Full Service**

Listing Contract Date: **10/04/2024**

Expiration Date: **07/31/2025**

Purchase Contract Date:

Possession: **Negotiable (Possession), Time of Transfer**

Orig List Price: **\$359,900**

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

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Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

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



View of front facade



Bird's eye view



Drone / aerial view



Drone / aerial view



Drone / aerial view



Bird's eye view



Aerial view



Bird's eye view



Front of Structure



Other



Other



Other



Other



Utilities with water heater

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