

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

3016 S Moreland Blvd

Cleveland, OH 44120

Exclusively Represented By:

Joseph Zingales
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MULTIFAMILY SPACE FOR SALE

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FOR SALE

Executive Summary



Offering Summary

Price	\$1,895,000
Price / Unit	\$67,679
# of Units	28
# of Floors	3
# of Buildings	1
Site Size	0.58 Acres

Property Overview

Fantastic opportunity in Historic Shaker Square! Welcome to this 28-unit solid brick construction with many updates! Newer boiler within last 2 years, freshly painted and very well maintained. Currently with an on-site manager who may be willing to stay after title transfer. 3016 South Moreland offers 28 spacious 1 bedroom 1 bath units with open floor plans! This turn-key building is currently fully occupied and offers immediate returns with the potential to increase rents in the future. This is a great opportunity for investors. As you view this building, you'll love its beautiful architecture and exemplary charm! The building is Lead Certified.

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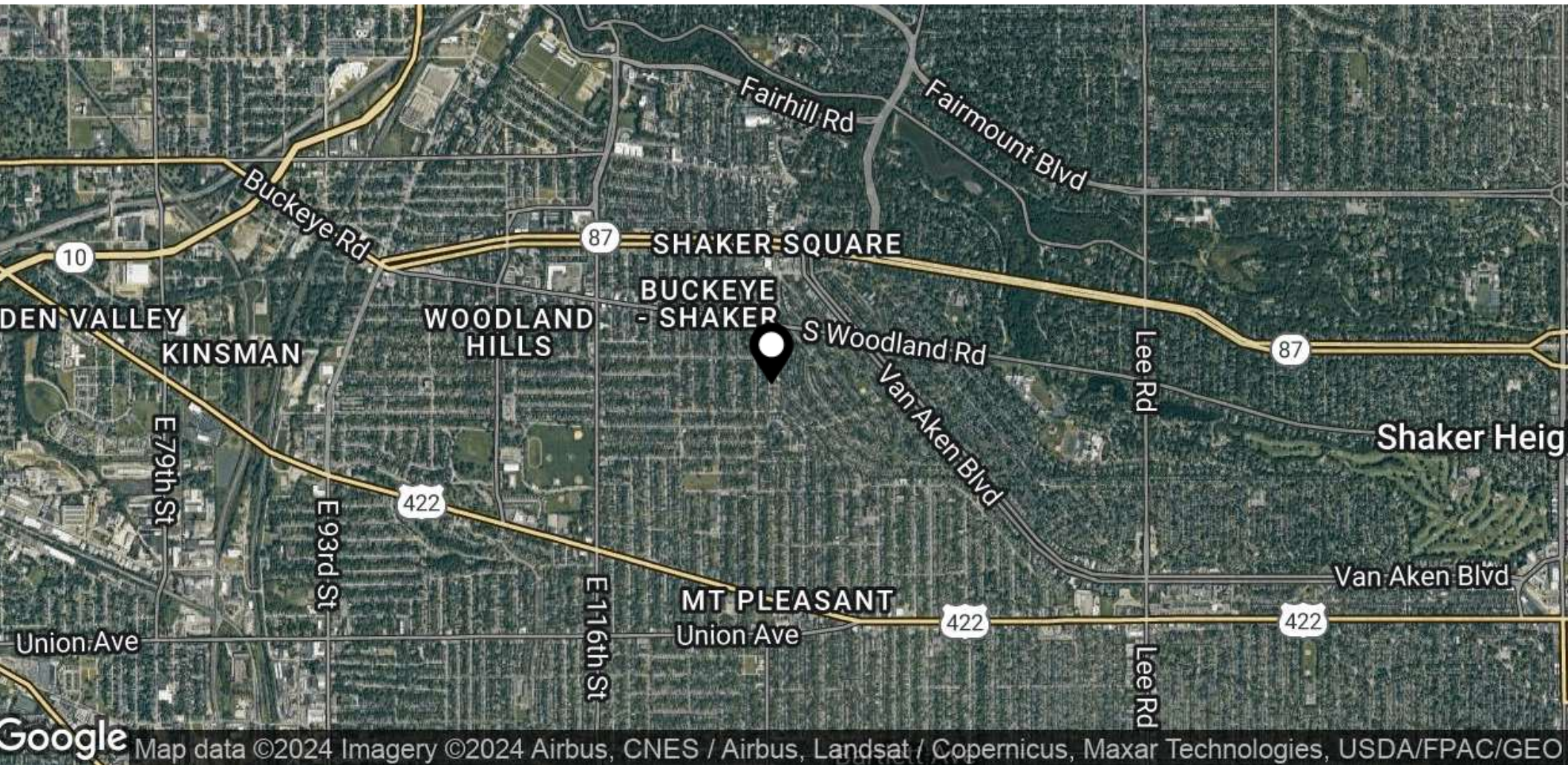
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Location Map



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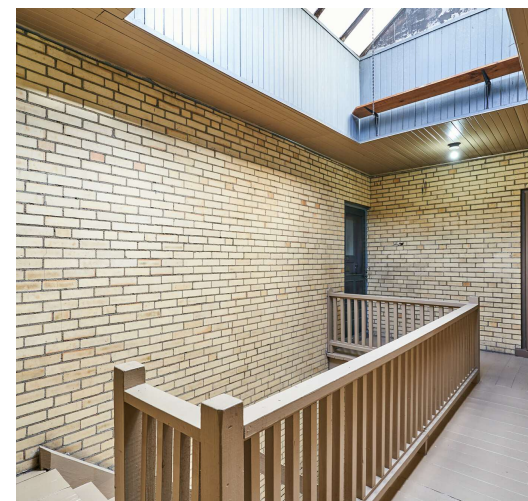
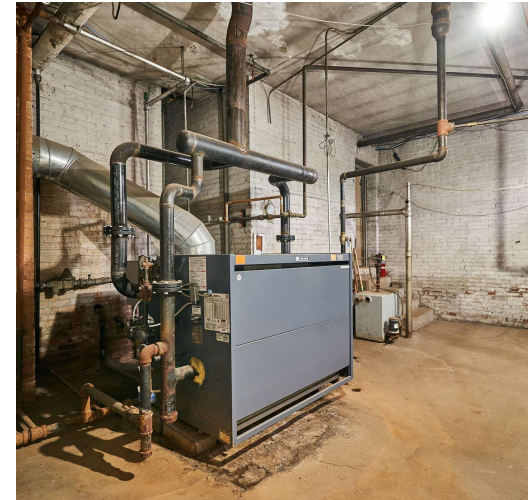
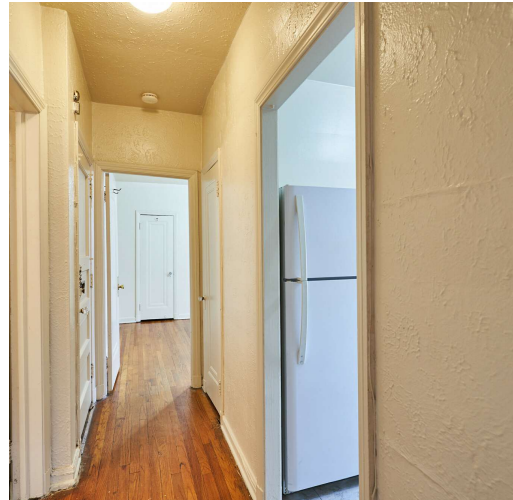
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Additional Photos



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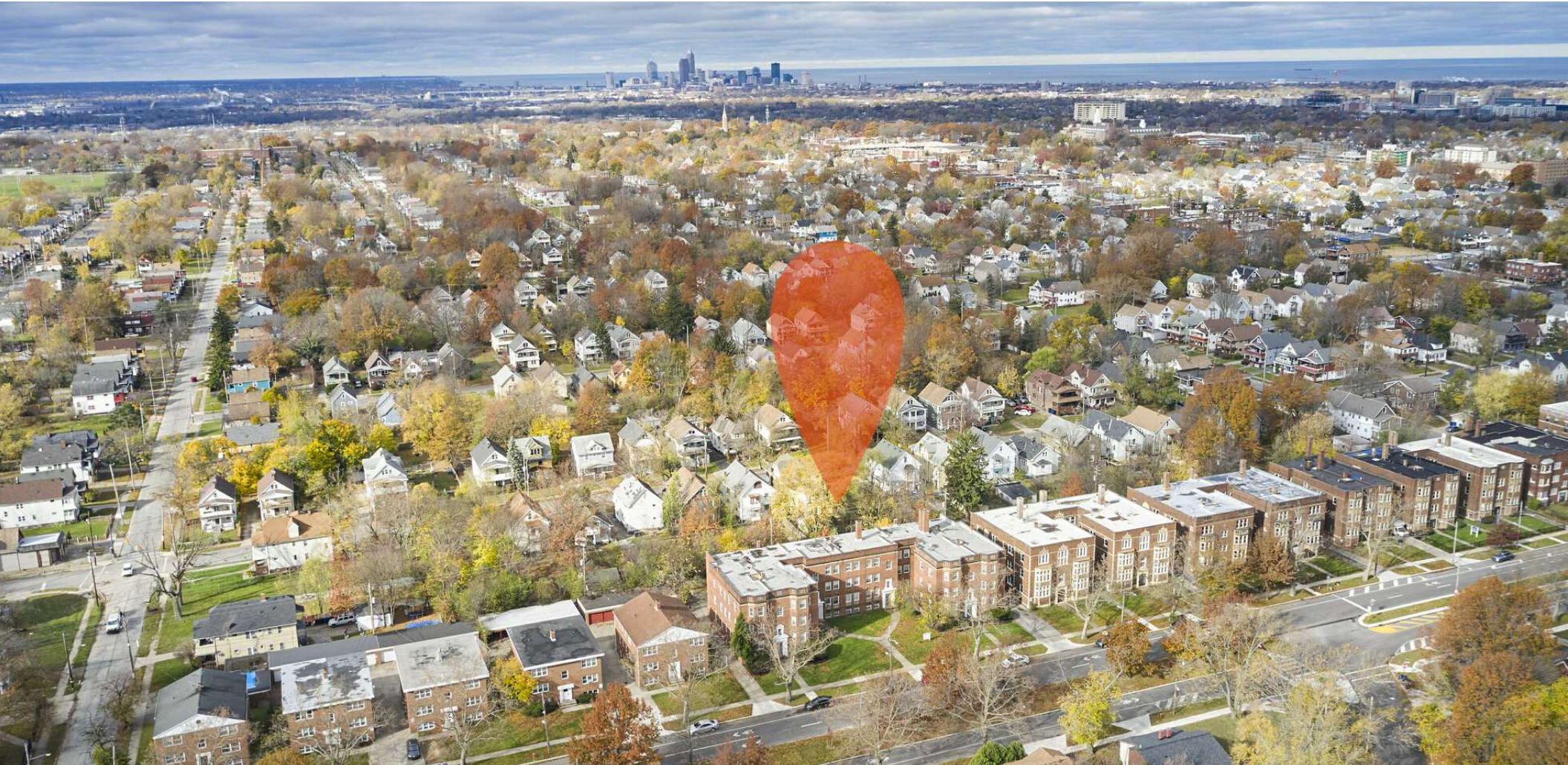
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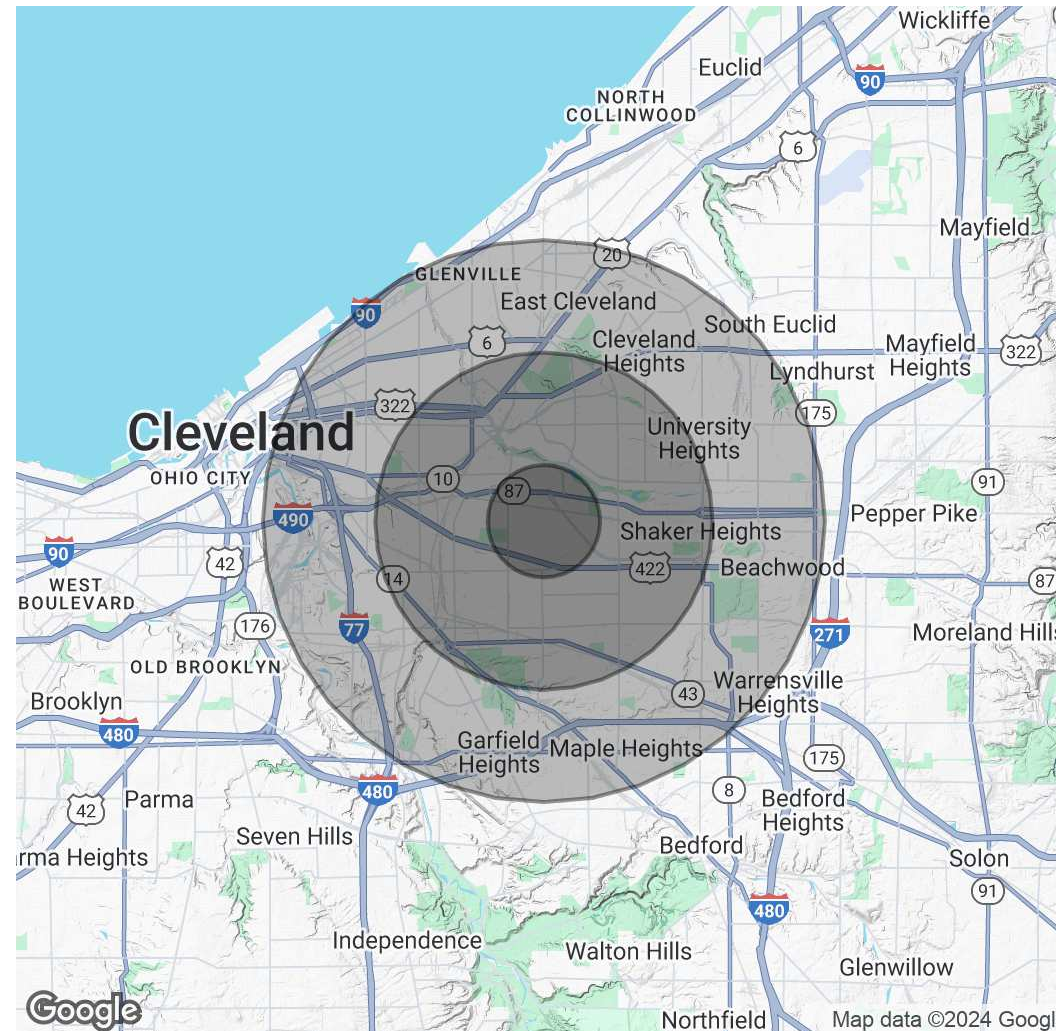
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	21,729	136,900	323,030
Average Age	42	40	40
Average Age (Male)	41	39	38
Average Age (Female)	43	42	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	11,045	61,964	142,090
# of Persons per HH	2	2.2	2.3
Average HH Income	\$65,421	\$78,254	\$73,980
Average House Value	\$203,117	\$209,338	\$191,869

Demographics data derived from AlphaMap



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