

An aerial photograph of a multi-story building in a suburban neighborhood. The building has a flat roof with several HVAC units and a brick chimney. The ground floor is brick with large windows and a red awning over the entrance. The upper floors are white with multiple windows. The building is surrounded by green trees and other houses in the background. A road with a yellow center line runs along the right side of the building. A semi-transparent white banner is overlaid on the bottom half of the image, containing text.

# Cleveland Heights Multi-Use Building

5 COMMERCIAL UNITS

6 RESIDENTIAL UNITS

**OFFERED AT \$650,000**





Sofiasbraids  
216-322-0305

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216-322-0305

Kings Of Fusion

RENT ROLL:



## 2201 N TAYLOR APARTMENTS

UNIT 1 - 1 BED (\$725)

UNIT 2 - 1 BED (\$750)

UNIT 3 - 2 BED (\$750)

UNIT 4 - 2 BED (\$800)

UNIT 5 - 2 BED (600) (NOT UPDATED)

UNIT 6 - 1 BED (500) (SMALLER UNIT)

Cap rate 11%

Water - \$125 mo

Sewer - \$300 mo

Common lights - \$98

Gas - \$100

## COMMERCIAL UNITS

2201 - \$1,000

2203 - \$900

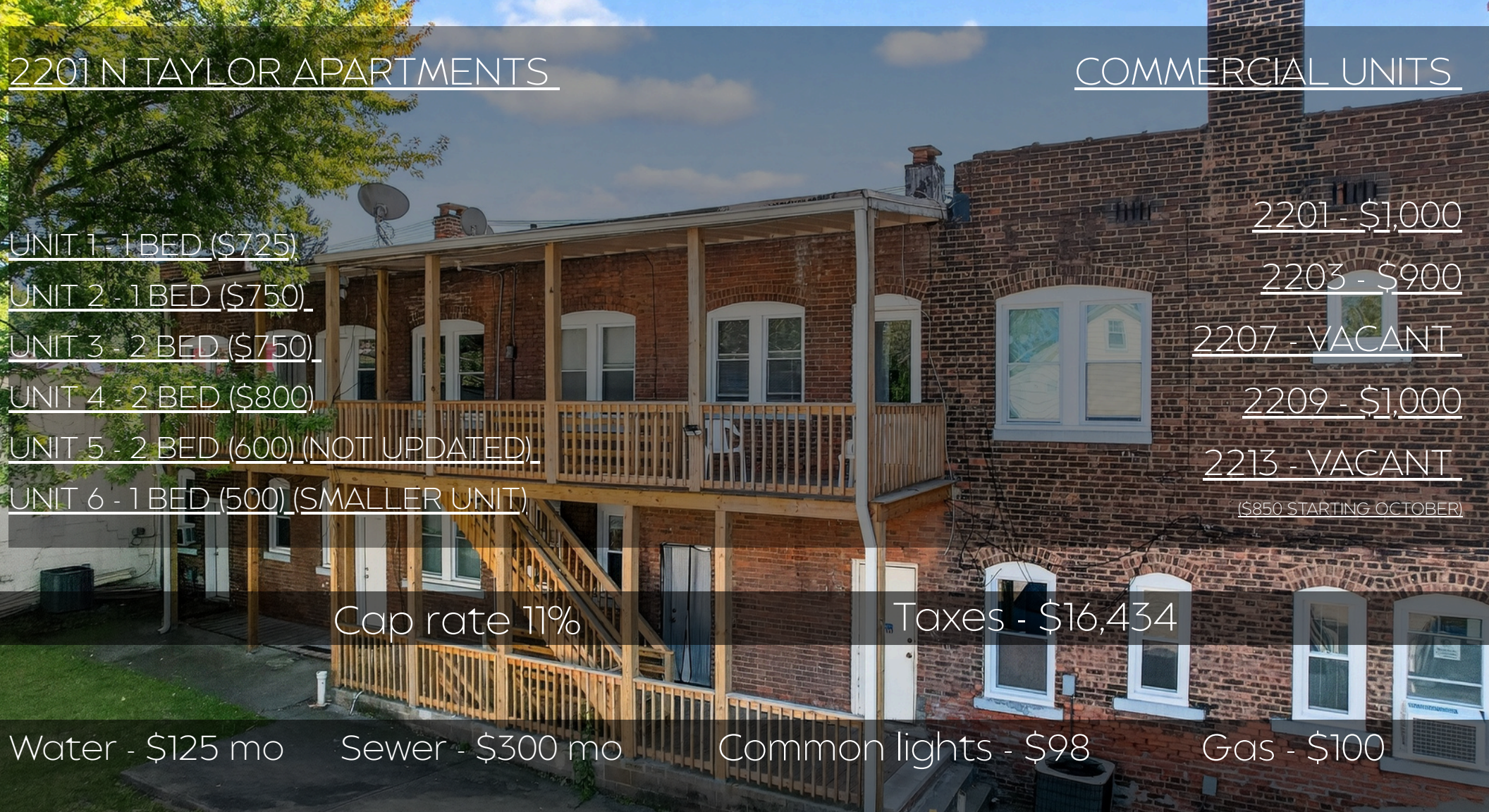
2207 - VACANT

2209 - \$1,000

2213 - VACANT

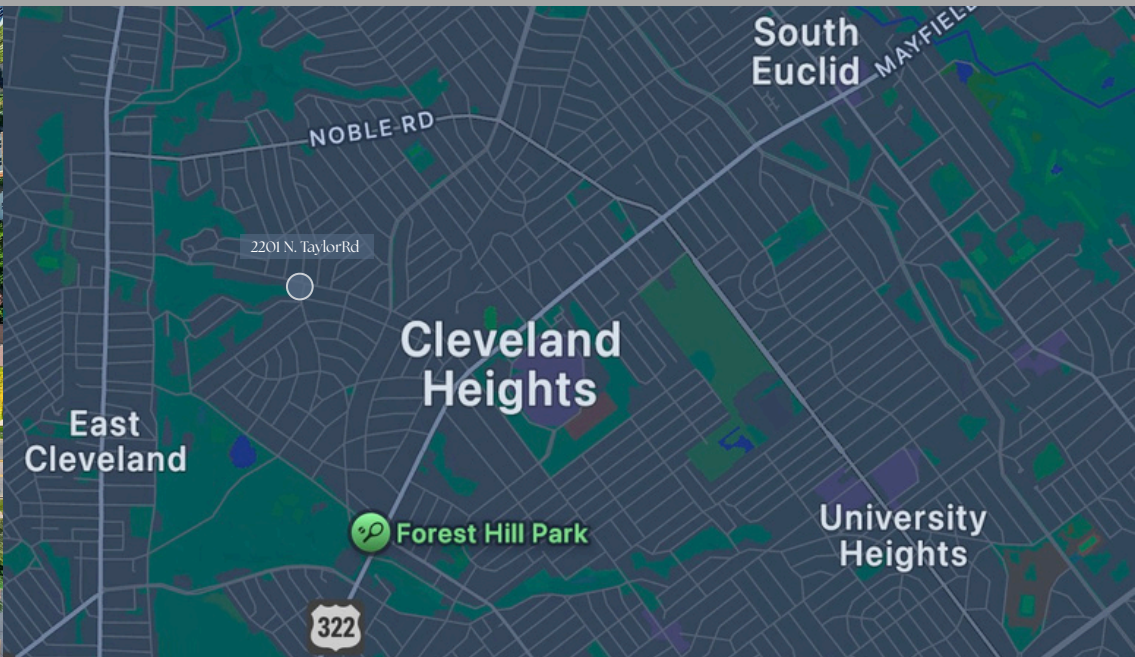
(\$850 STARTING OCTOBER)

Taxes - \$16,434





# LOCATION



2201 N Taylor Rd, 44112





DEAL SUMMARY:

INCREDIBLE INVESTMENT OPPORTUNITY IN DESIRABLE CLEVELAND HEIGHTS!  
CAP RATE 11%! WELL MAINTAINED 11 UNIT BRICK MIXED USE BUILDING  
RAKING IN INCOME. 5 COMMERCIAL UNITS AND 6 RESIDENTIAL MADE UP OF 3  
- 1 BEDROOM UNITS AND 3 - 2 BEDROOM UNITS. ONLY 1 VACANCY! GREAT  
OPPORTUNITY FOR INVESTORS TO ADD TO THEIR PORTFOLIO, OR FIRST TIME  
INVESTORS TO TAKE ADVANTAGE OF THE LUCRATIVE CASH FLOW. LOCATED IN  
A DESIRABLE AND GROWING AREA WITH EASY ACCESS TO PUBLIC  
TRANSPORTATION AND MAJOR HIGHWAYS. THE NEIGHBORHOOD OFFERS A  
VARIETY OF DINING, SHOPPING, AND ENTERTAINMENT OPTIONS, MAKING IT  
AN ATTRACTIVE LOCATION FOR TENANTS. CURRENT GROSS RENT IS AT \$7,875.  
VACANT COMMERCIAL UNIT HAS A POTENTIAL OF \$1,300 PUTTING INCOME AT  
OVER \$9,000 MONTHLY. OVERALL, THIS IS AN EXCELLENT INVESTMENT  
OPPORTUNITY WITH GREAT POTENTIAL FOR INCOME AND APPRECIATION.  
DON'T MISS YOUR CHANCE TO OWN THIS FANTASTIC PROPERTY IN A  
DESIRABLE LOCATION! HURRY THIS WILL NOT LAST LONG! CONTACT AGENT  
FOR INCOME/EXPENSES.

# PHOTOS | CONTACT



SCAN QR CODE FOR PHOTOS



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