

MULTI-FAMILY APARTMENT COMPLEXES FOR SALE

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UNIT WALKTHROUGH



MULTI-FAMILY APARTMENTS FOR SALE IN EUCLID

25450 & 25454 Euclid Ave, Euclid, OH 44117

CONTACT:

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MULTI-FAMILY APARTMENT BUILDINGS FOR SALE

25450 & 25454 Euclid Ave, Euclid, OH 44117

PROPERTY OVERVIEW

PROPERTY SUMMARY

- Two multi-family apartment buildings, 197 units available
- Mix of studio, one, and two bedroom apartments
- The property offers controlled access, and on-site management
- Strategically located near key transportation routes
- Plenty of convenient access to shopping, dining and public transit options
- Amenities: Hookups, Laundry Facility, Dishwasher, Off Street Parking, Carport Covered, Air Conditioning, Gas Master Metered
- Located on Euclid Ave with 13,959 vpd
- Easy access to I-90 with 112,840 vpd

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GOOGLE MAPS VIEW



DEMOGRAPHICS

1-MILE 3-MILE 5-MILE

POPULATION	10,641	83,902	190,053
HOUSEHOLDS	5,106	39,547	88,523
AVERAGE HH INCOME	\$58,041	\$77,961	\$81,894
MEDIAN HH INCOME	\$42,796	\$58,820	\$63,112
DAYTIME POPULATION	9,592	62,084	141,175

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UNIT DETAILS

Property Overview:

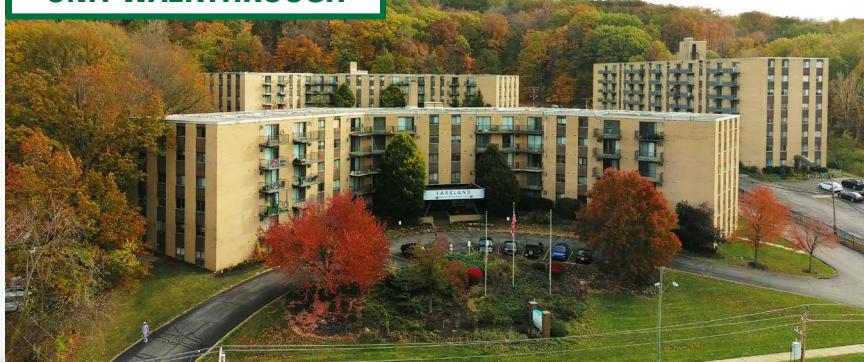
- Location:** 25450 & 25454 Euclid Ave, Euclid, OH
- Year Built:** 1966
- Total Units:** 197
- Occupied Units:** 95
- Vacant Units:** 102
- Land Size:** 6.30 acres
- Building Size:** 155,817 SF (Gross Building Area)
- Current Occupancy Rate:** 48.22%



Unit Details:

- Breakdown By Type:**
 - 1-Bedroom, 1 Bath Units:** Total Units: 123
 - 2-Bedroom, 1 Bath Units:** Total Units: 36
- Efficiency (EFF) Units:** Total Units: 24

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INVESTMENT HIGHLIGHTS

Investment Highlights:

- Significant Value-Add Opportunity:**
 - With an occupancy rate of 50% and extensive repair needs, this property is ideal for investors looking to capitalize on a high-potential asset.
- Market Stabilization:**
 - Cleveland's multifamily market is stabilizing, with current vacancy rates at 8.2%. Demand is projected to recover in 2024.
- Positive Future Outlook**
- Market Recovery:**
 - A 50% occupancy rate offers significant upside as demand rises.
- Increased Demand:**
 - Euclid's affordability makes it attractive for renters.
- Investor Confidence:**
 - Strong recovery signals interest from seasoned investors.

Why Invest in Euclid?

Investing in Euclid Offers:

- Affordability:** Attractive housing options near Cleveland.
- Strategic Location:** Easy access to major highways and public transport.
- Community Development:** Continued investment in infrastructure enhances quality of life and property values.
- Growth Potential:** Revitalization efforts are likely to drive demand for rental housing.



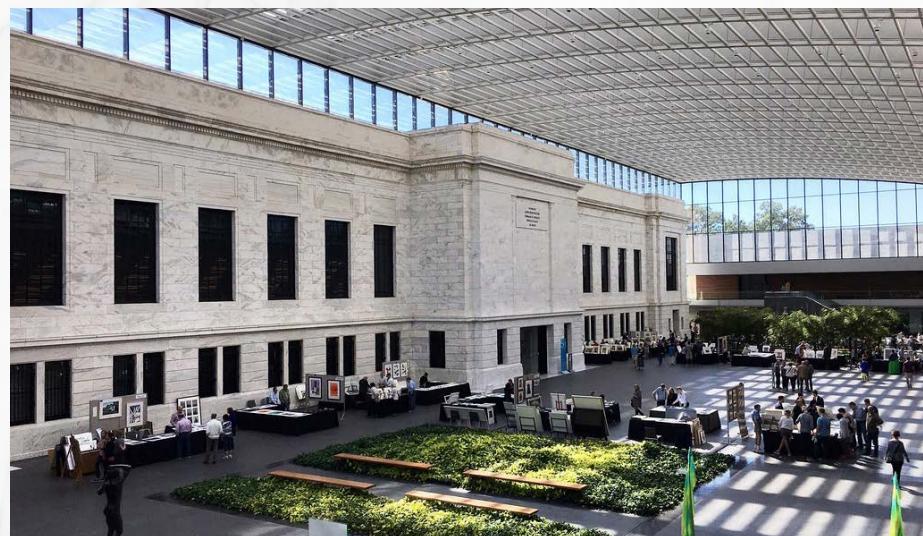
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LANDMARKS

Notable Nearby Landmarks:

- **Lake Erie:** Access to recreational areas and beaches.
- **Squire's Castle:** Scenic gatehouse from the 1890s.
- **Euclid Creek Reservation:** Scenic nature trails.
- **Euclid Public Library:** Community resource center.
- **Cleveland Metroparks:** Extensive parks and trails for outdoor activities.
- **The Cleveland Museum of Art:** Museum featuring over 45,000 works covering 6,000 years plus films, music, lectures & a restaurant.
- **The Cleveland Museum of Natural History:** Planetarium & museum focusing on local prehistoric discoveries, fossils & geological specimens.



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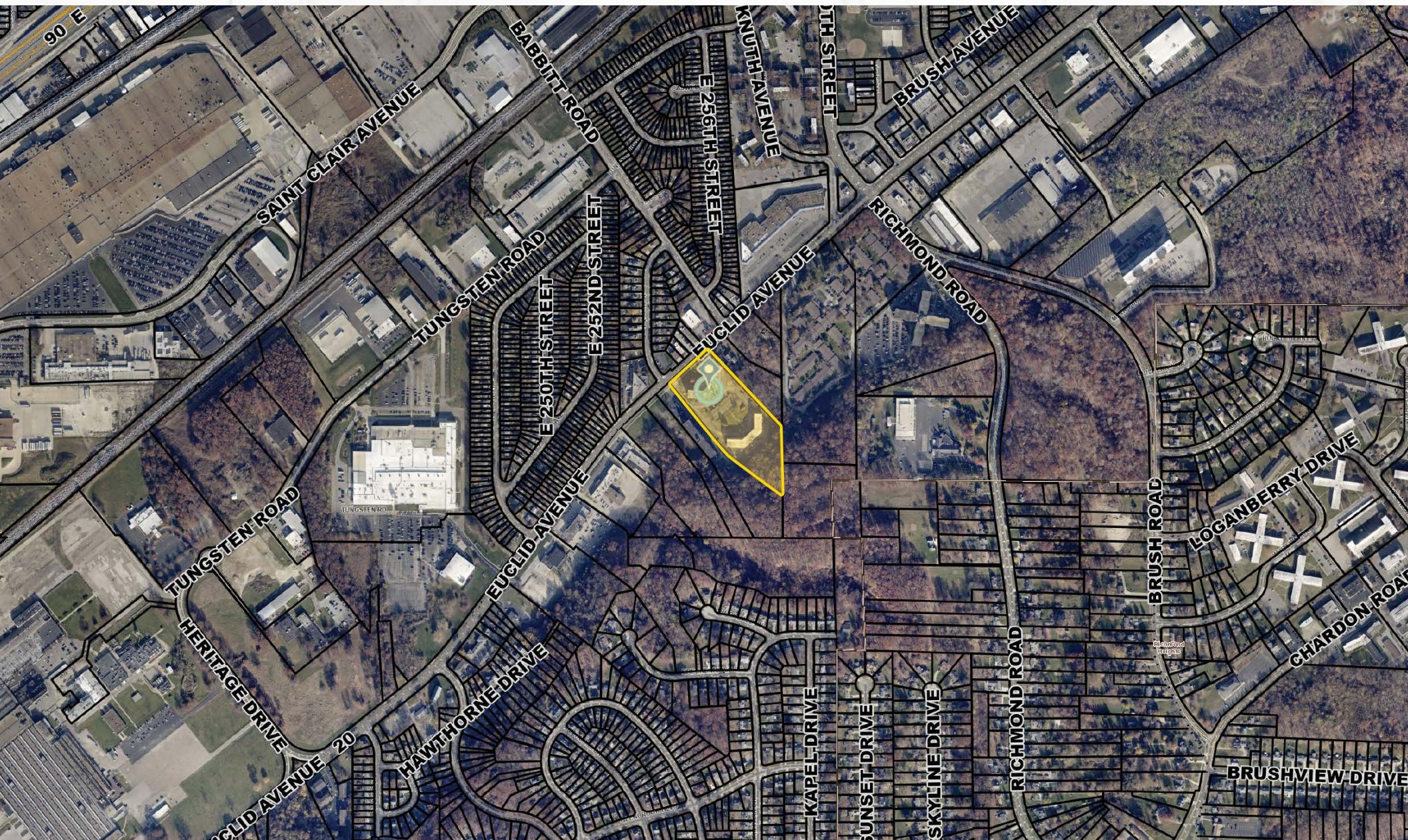
PICTURES



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PARCEL MAP



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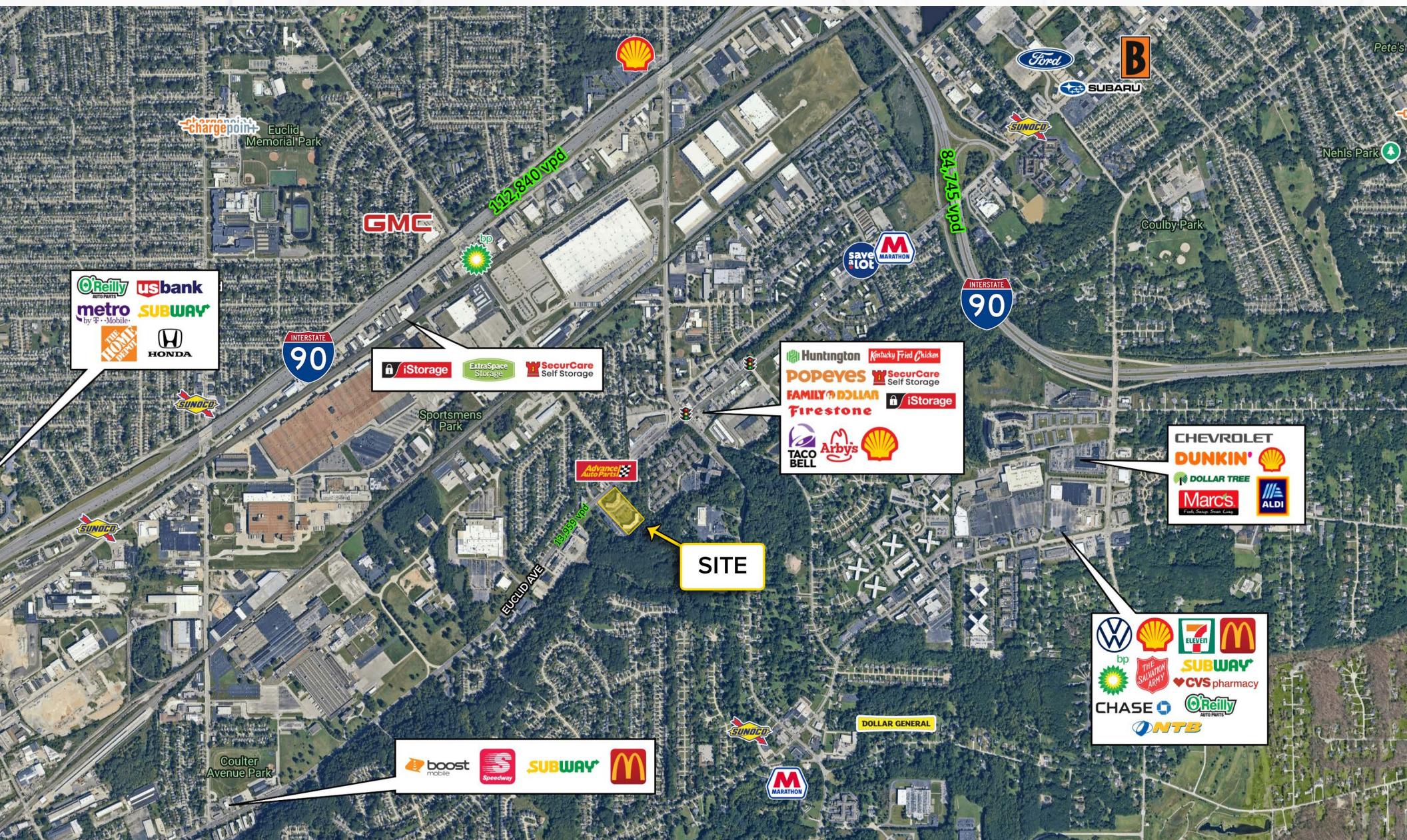
MICRO AERIAL



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MACRO AERIAL



MULTI-FAMILY APARTMENT COMPLEXES FOR SALE

Property Summary:

Multi-family apartment complexes poised for significant value enhancement in a recovering market.

Key Metrics:

- Built in 1966
- 197 units
- 50% occupancy
- Asking price \$6,999,999

Investment Appeal:

Positioned for growth with market recovery and increasing demand for affordable housing in Euclid.

Contact Information:

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