

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

Bayridge Condominium

Marginal Rd, Willowick, OH 44095

David Mussari

Broker

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Richard Abou-Jaoude

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MULTIFAMILY SPACE FOR SALE

Bayridge Condominium

Marginal Rd, Willowick, OH 44095

FOR SALE

Property Summary



Property Description

Prime Six-Unit Multifamily Investment Opportunity – Stabilized Portfolio with Upside. This well-maintained six-unit multifamily property presents an excellent investment opportunity with stable occupancy and strong rental upside. Each spacious 3-bedroom, 1.5-bath unit offers approximately 1,200 square feet of living space, totaling 7,200 square feet across the property.

Offering Summary

Sale Price:	\$600,000
Number of Units:	6
Building Size:	7,200 SF
NOI:	\$49,477.69

Property Highlights

- **Tenant-Paid Utilities:** All utilities are separately metered, reducing owner expenses.
- **Low Management Responsibilities:** An established HOA handles exterior maintenance, minimizing ownership duties.
- **Recent Capital Improvements:** New hot water tanks, dishwashers, and HVAC provide operational efficiency and reduced maintenance costs.
- **Strong Rent Potential:** Market rents range from \$1,400 - \$1,600 per unit, presenting an opportunity for income growth.
- **Proven Occupancy History:** A track record of high occupancy ensures continued investment stability.
- **Prime Location:** Conveniently located near Lake Erie and Lake County MetroParks, offering desirable amenities for tenants.
- **Excellent Connectivity:** Immediate access to State Route 2, State Route 91, and I-90, allowing for easy commutes to major employment hubs.
- **Built in 1978 | Delivered Point-of-Sale Compliant.**

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Additional Photos



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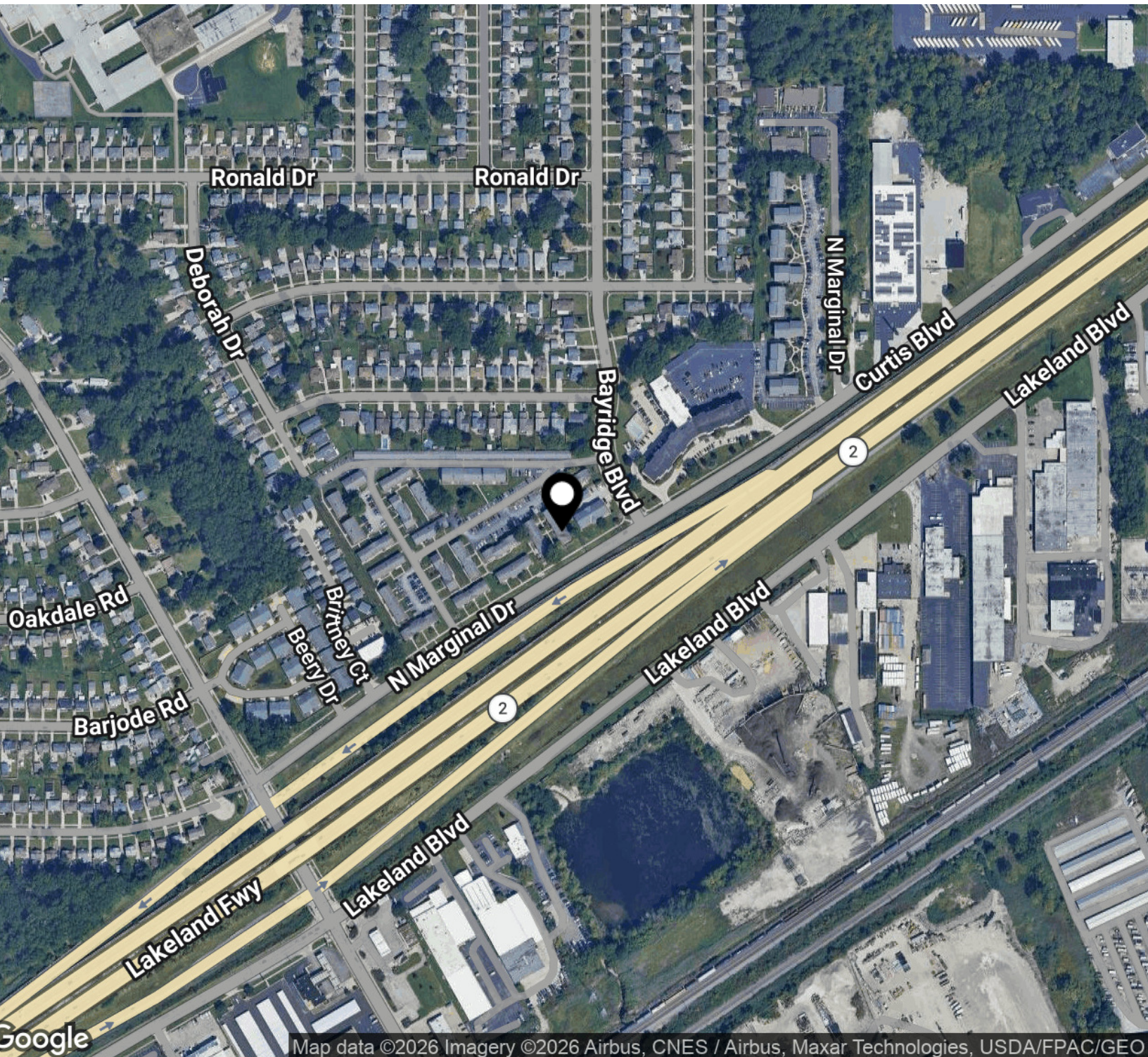
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Location Map



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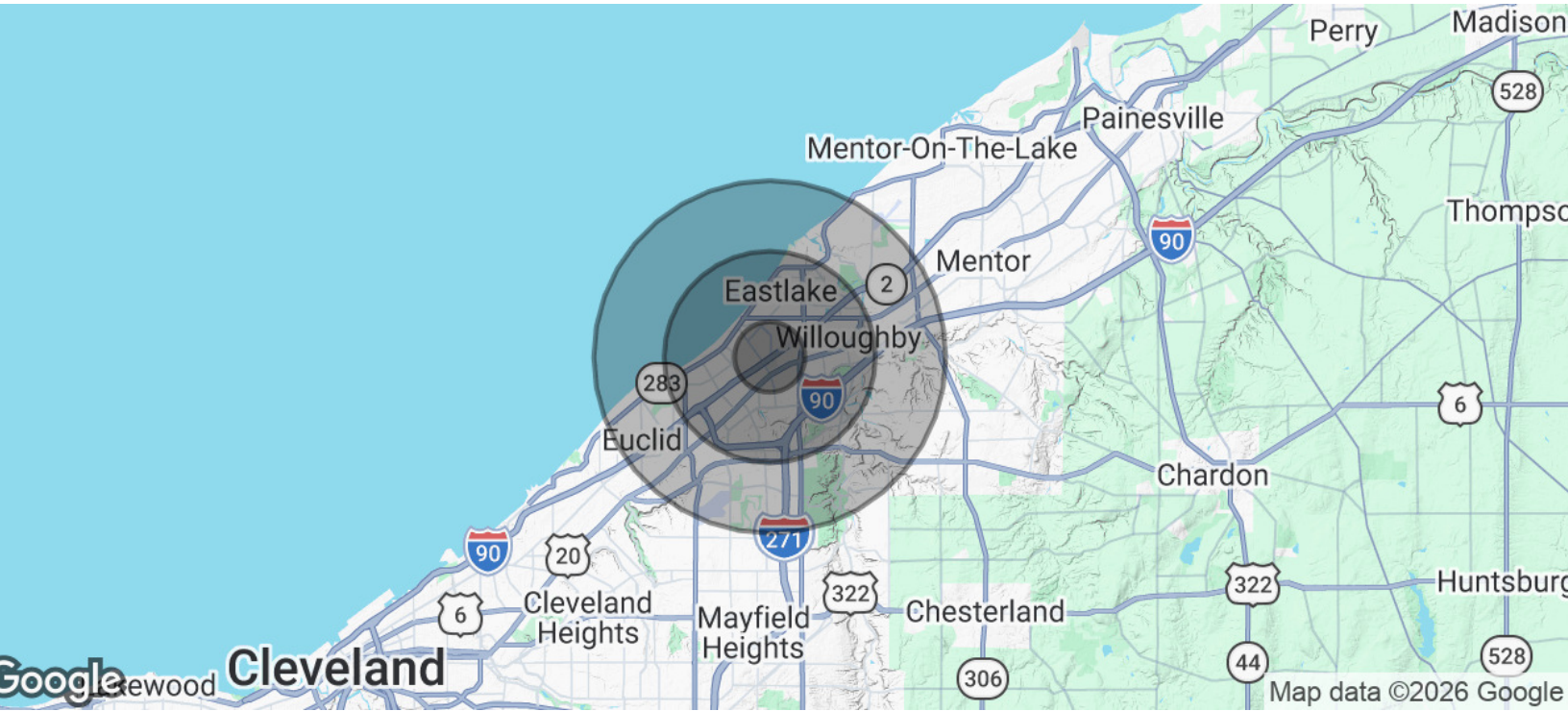
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	12,345	66,512	120,059
Average Age	44	44	44
Average Age (Male)	42	42	42
Average Age (Female)	46	46	45

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,937	31,252	55,734
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$84,698	\$83,853	\$87,419
Average House Value	\$179,092	\$188,954	\$209,252

Demographics data derived from AlphaMap

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