



# 10 West Pratt Street

Johnstown, OH 43031



## Offering Summary

Sale Price:	\$695,000
Building Size:	3,574 SF
Units:	3
Year Built:	1900
Renovated:	2021

APN:	053-177768-00.003
	053-177768-00.002
	053-177768-00.004
	053-177768-00.005
	053-177768-00.006
	053-177768-00.007

## Property Overview

Introducing an exceptional turnkey investment opportunity! This historic 3,400 SF building, originally constructed in 1900, has been thoughtfully renovated in 2021 and now offers three versatile Airbnb units on the second floor with lounge area on main level which can also be rented out as event space hosting parties with up to 25 guests. Property is sold turnkey with all high-end furnishings and linens to transfer. With the property's prime location, coupled with its rich history and modern upgrades, presents a compelling chance to capitalize on the thriving market. Don't miss the chance to acquire this remarkable asset with endless potential.

## Location Overview

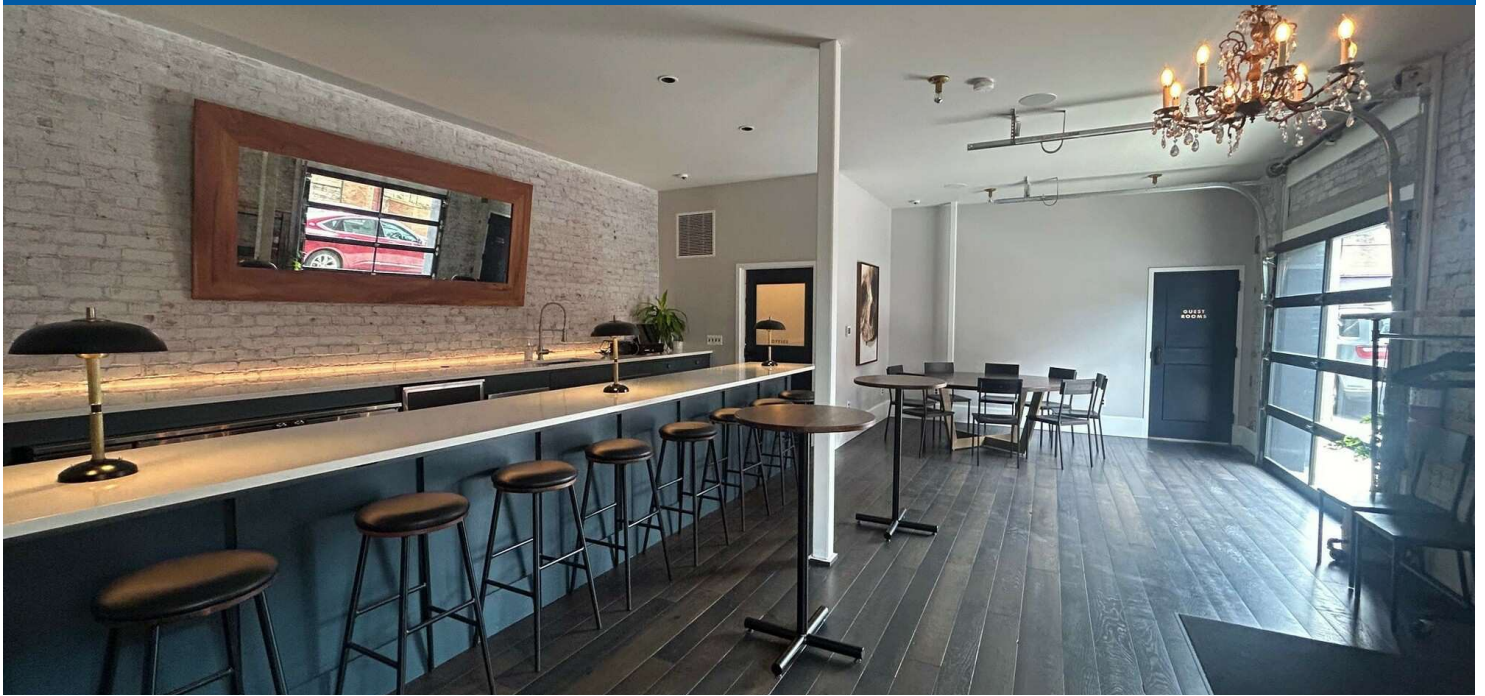
Small town charm with a big city vibe. Nestled in the heart of Johnstown, the area surrounding the property offers a blend of historic charm and modern convenience. Explore the village which has a wide selection of local shops, restaurants, and cafes for a truly authentic experience. Rich with local culture and array of attractions nearby, this area provides an inviting atmosphere for locals and guests in a lively community.





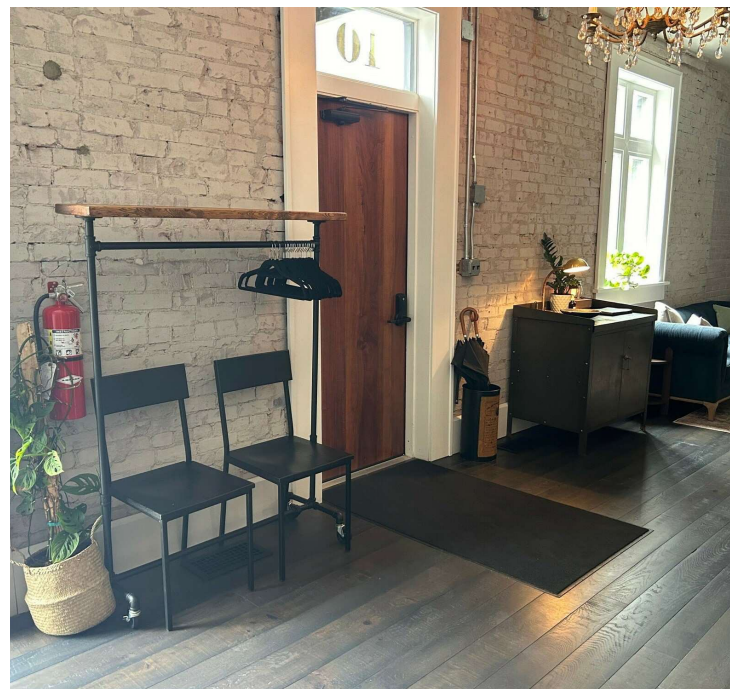
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## Property Highlights

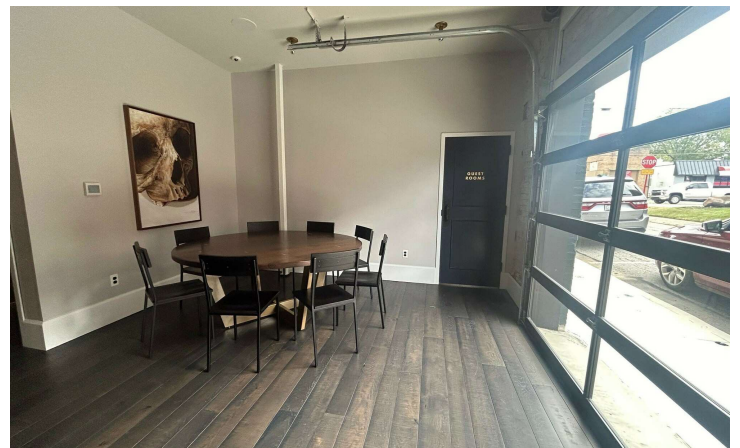
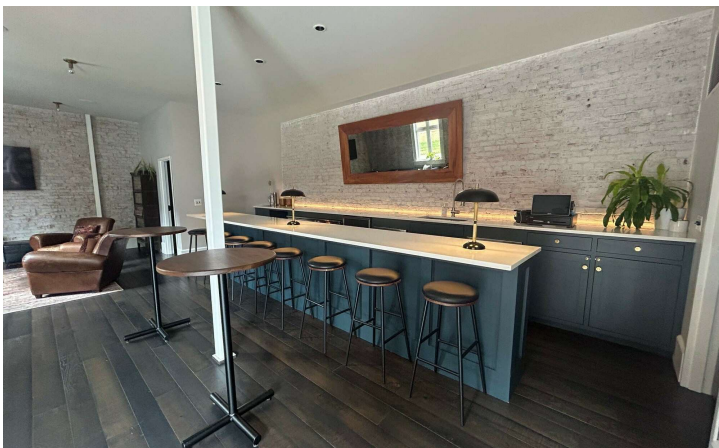
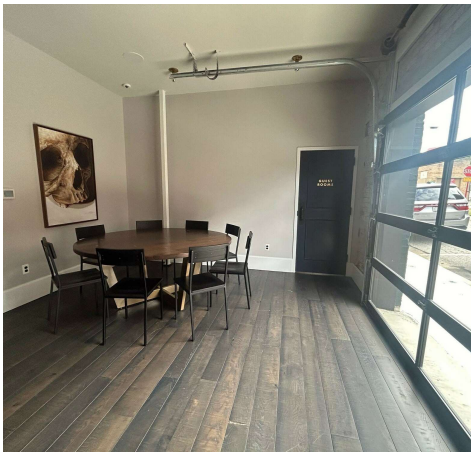
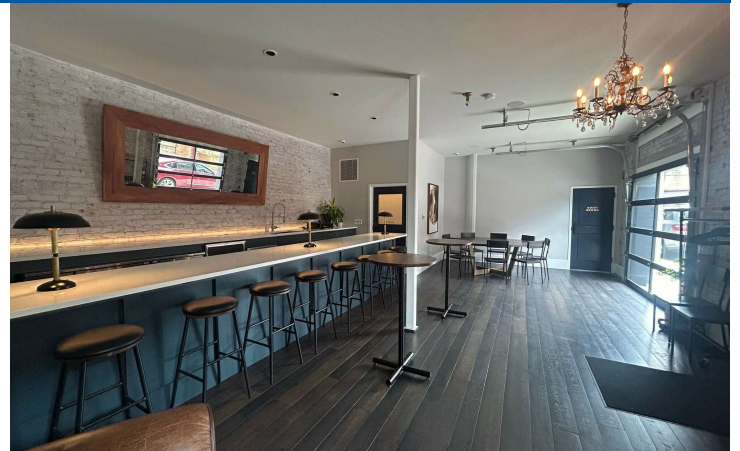
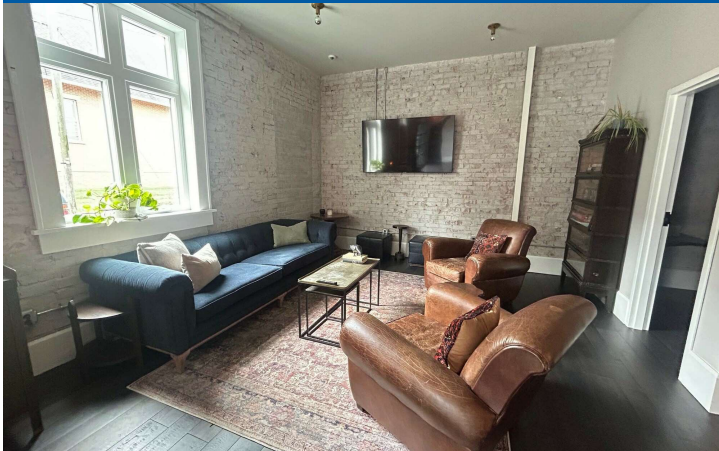
- All units consist of king sized bed outfitted with Egyptian cotton linens, refrigerator, coffee maker, walk in shower, double vanity, separate water closet, smart tv, closet and luggage area.
- Deluxe King Suite Offers: Open concept large studio with full kitchen, bar with 6 barstool, seating area with sofa and 2 large lounge chairs, smart TV with surround sound, work area and sleeping area. . A separate bathroom is equipped with double sinks, walk in shower, separate water closet and plenty of space to store your luggage and belongings within the large closet.
- Street parking directly in front of units are available as well as a large well lit public parking lot behind property.
- Suite 202 and Suite 203 offer similar floor plans with the same amenities.
- 2 Washers and dryers available on second floor.
- Lower level space also included and great for overflow storage.





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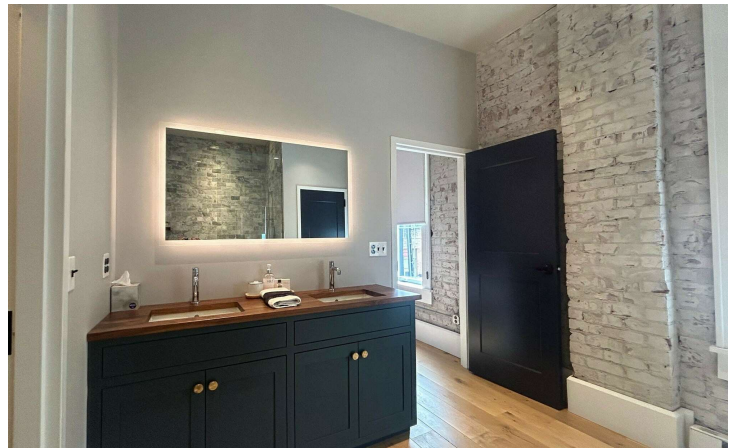
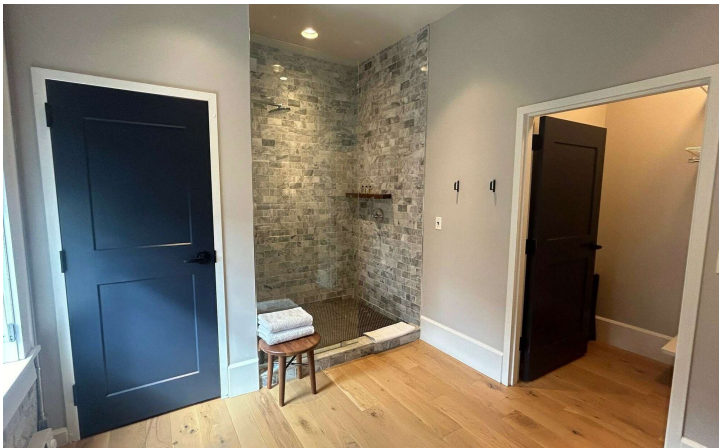
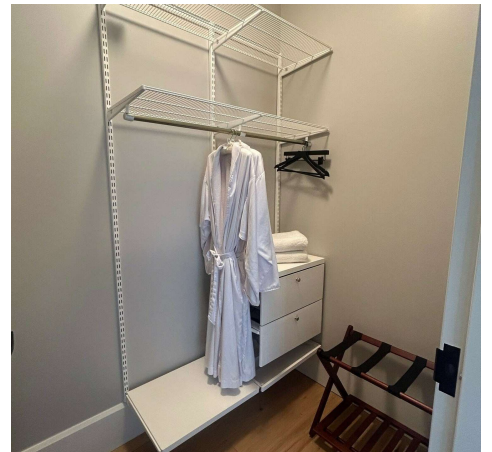
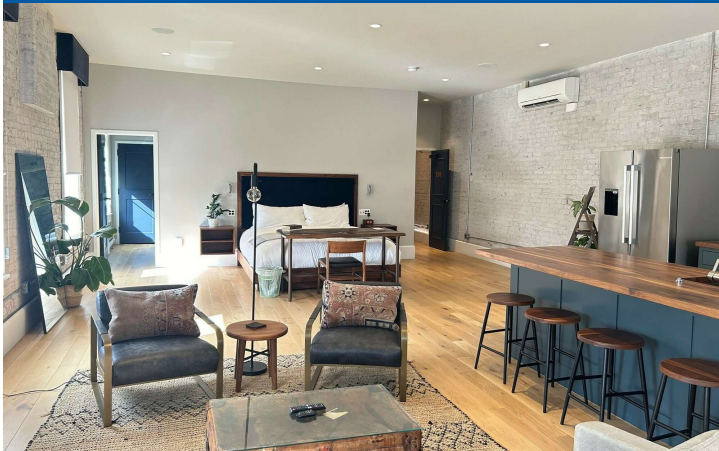
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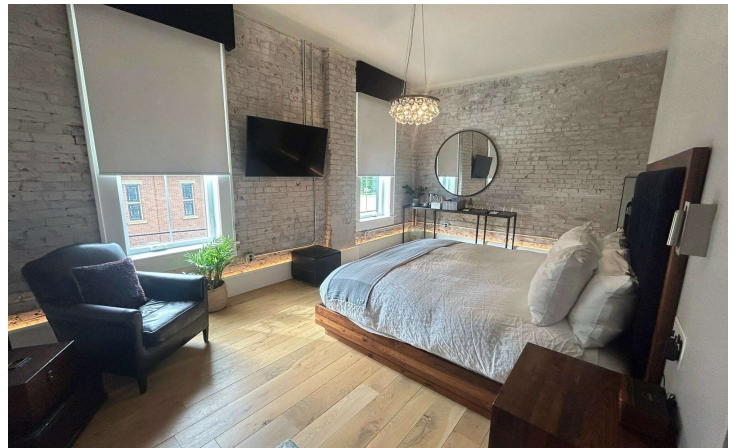
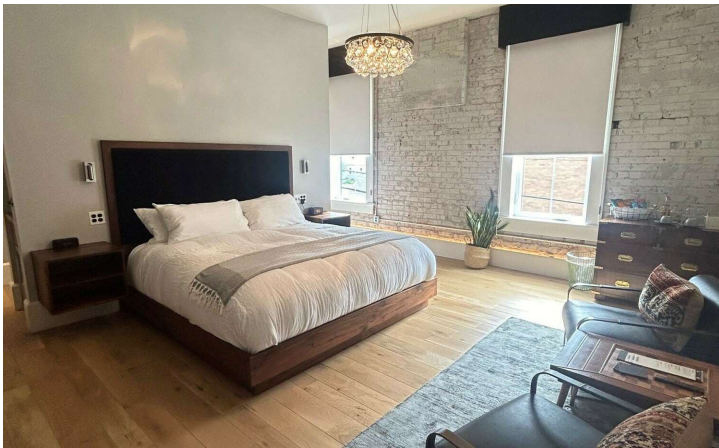
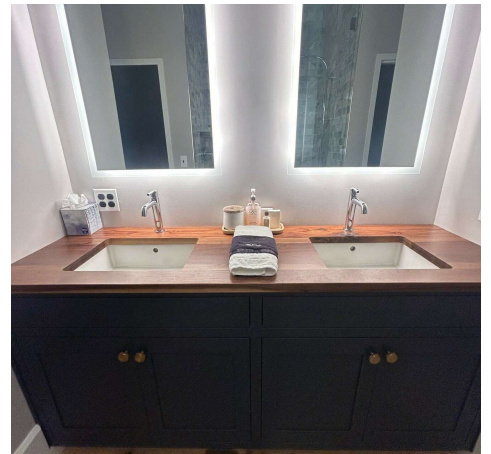
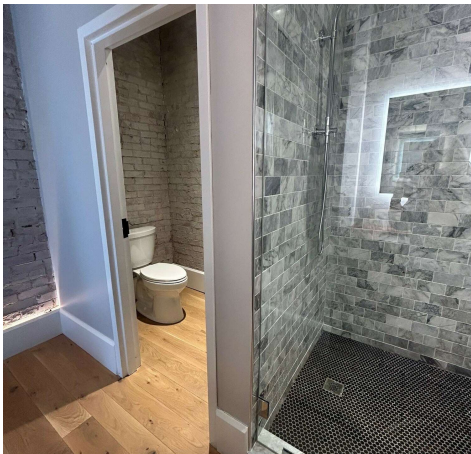
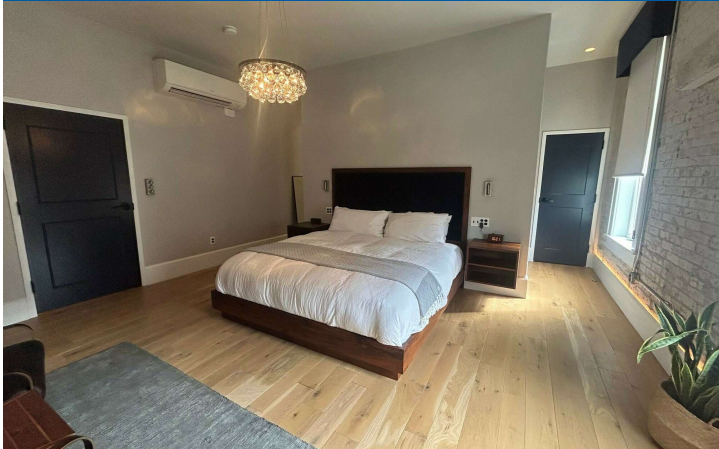
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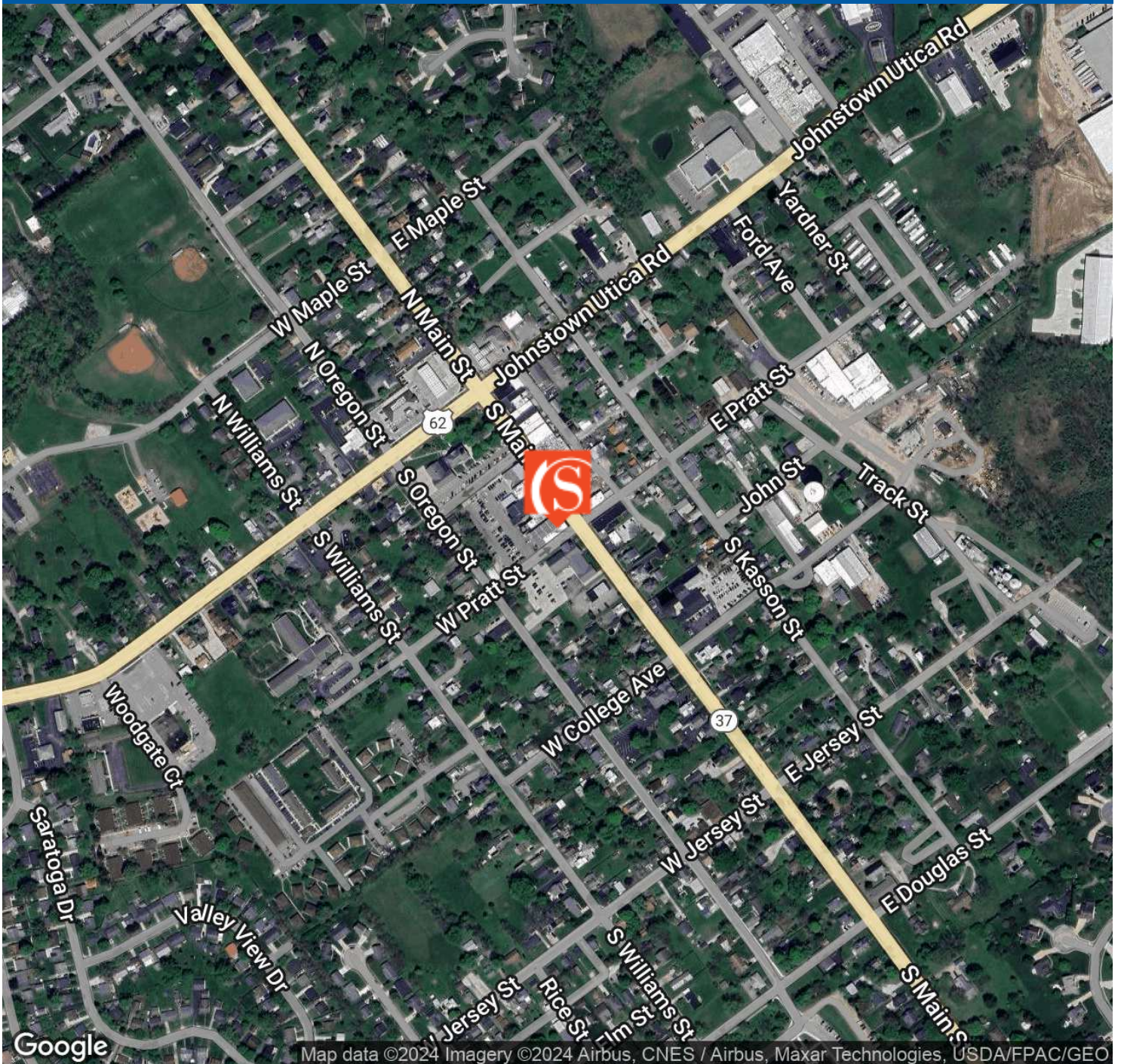
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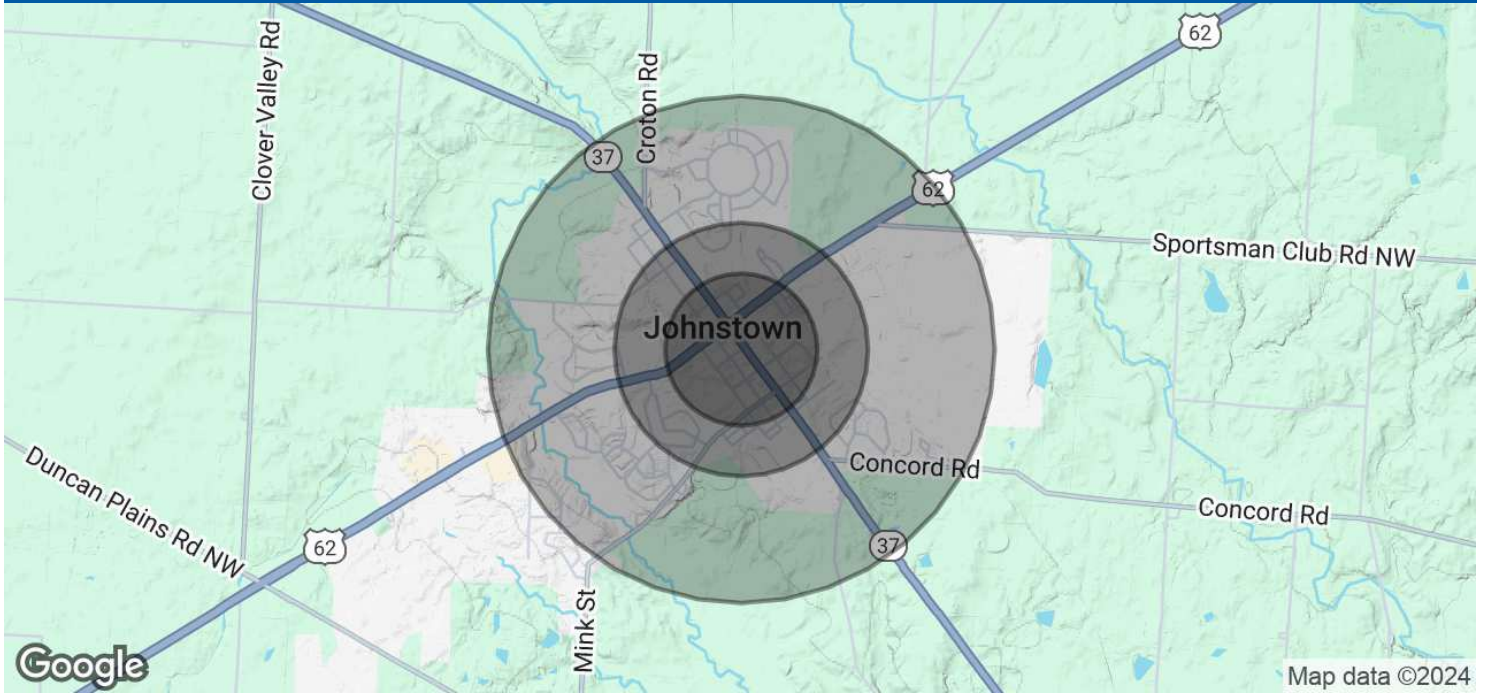
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**Population**

	0.3 Miles	0.5 Miles	1 Mile
Total Population	918	2,268	5,213
Average Age	42	41	40
Average Age (Male)	40	39	38
Average Age (Female)	43	42	41

**Households & Income**

	0.3 Miles	0.5 Miles	1 Mile
Total Households	377	934	2,095
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$105,197	\$101,217	\$102,082
Average House Value	\$312,476	\$308,412	\$309,726

Demographics data derived from AlphaMap

