

FOR SALE BY OWNER

\$1.6M

38, 42-46, & 48 Benedict Ave & 26-28, 30, 32-36 W Main, Norwalk, Ohio



7 building, 50,000 SF downtown Norwalk portfolio

- All main floors fully leased, approx. 22,000 SF
- Upper floors of 26 W Main & 48 Benedict leased
- Approx 28,000 SF of developable upper floor space for apartments, condos, offices, coworking space, etc.
- 30+ car parking lot on Main St
- Rear tenant parking on Benedict, with 5 additional owned spots on Water St
- Gross rents in excess of \$10,000/mo; 6.78% cap rate
- Rent roll and fresh appraisals reflecting the full asking price are available by request to serious interested parties
- Seller willing to work with Brokers on a Single-Party Showing basis

Contact

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