

11702 Saywell Ave, Cleveland, OH 44108

 Listing



Multi-Family MLS: **4424509 Sold**
11702 Saywell Ave, Cleveland, OH 44108

Twp: **Cleveland-E/R**
 School Dist: **Cleveland Municipal**
 Subdiv: **C S Realty Companys Sub** Subtype: **Three**
 Parcel ID: **110-25-017** County: **Cuyahoga**
 Map:

List Price: **\$60,000**
 Sold Price: **\$60,000**
 List Date: **11/21/22**
 List Date Rec: **11/21/22**

Pending Date: **01/03/23**
 Off Mkt Date: **01/03/23**
 Closing Date: **03/08/23**
 Contingent Dt:
 Exp. Date:
 DOM/CDOM: **35/35**

Directions: **Off Lakeview Rd, between St Claire Ave and Superior Ave**

\$/SqFt: **\$23.46**

Recent Change: 03/08/2023 : S : P->S

Rooms: **13** Annual Taxes: **456**
 # Stories: **2.5** Homestead: **No**
 Assessments: **No**
 Total # Beds: **5** Net Operating Inc:
 Total # Baths: **3** Gross Income:
 Full Baths: **3** Op Expenses:
 Half Baths: **0**
 Basement: **Yes / Common, Full**

SqFt Approximate **FINISHED** / Source:
 Above Gr: **2557/Auditors Website**
 Below Gr: -
 TOTAL: **2557**

Lot Size (acres): **0.1442 / Auditors Website**

Laundry Total: **1** Laundry Features: **Shared**

Heating Type/Fuel: **Forced Air / Gas**
 Cooling Type: **None**
 Garage # Cars: **2 Detached**
 Driveway: **Paved**

House Faces:
 Exterior: **Other**
 Roof: **Asphalt/Fiberglass**
 Year Built: **1914**
 Construction: **Actual YBT**

Disability Feat:
 Elevator:
 Warranty: **No**
 Fixer Upper:

Fence:
 Water/Sewer: **Public Water, Public Sewer**
 Nat Resource Rights:

Avail for Auction: **No**
 Auction Date:

Lot Description:
 View Description:
 Amenities:
 Paid by Owner:
 Paid by Tenant:
 Appliances/Equip:

Remarks: **This partially occupied 3-family home is a great way to bring value to your investment portfolio! The large property has over 2,500 sqft of living space, 5 bedrooms and 3 full baths between 3 units. The up unit for \$585/month, and the upper unit rents for \$435/month with a lease through 12/31/2022. The down unit is vacant. The property also has a full basement, a covered front porch for the down and up units and detached 2 car garage. It has some younger mechanicals and updated electrical panels for each unit as well. Centrally located, the property is near downtown Cleveland, University Circle, Cleveland Clinic and University Hospital's main campuses, shopping & more! Don't miss this solid multi-family rental property!**

Office Information: [2486/RE/MAX Haven Realty](http://www.theazzamgroup.com)  (440) 519-3100 F:(440) 519-0303 <http://www.theazzamgroup.com>
 List Agent: [2014004734/Michael Azzam](mailto:mike@theazzamgroup.com)  (440) 503-9609 F:(877) 926-2901 mike@theazzamgroup.com

Co-Lister:
 Showing Instruct: **Showing Service, Use Showing Time Link** 800-746-9464 List Type: **Exclusive Right**
 Showing Info: **Go/Show for Down unit only: Call Showing Time or use listing link Up unit tenant occupied - see special showing instructions attached in supplements** Internet Listing: **Yes** Limited Service: **No**

Buy Broker Comp: **2.5** Occupied:
 Ownership: **Principal/NR** Show Addr to Client: **Yes** Possession: **Time of Transfer**
 Online Bidding: **No** Short Sale: **No**
 Court Ordered/PSO: **No**

Other Comp: **None** Comp Explain: **2.5%**
 Available Finance: **Cash, Conventional**
 Broker Remarks: ****DO NOT SEND ANY OFFERS OR DOCUMENTS VIA DOTLOOP.** Offers are to be submitted to Gus Kazek. Please email in .pdf format clean and legible to gus@theazzamgroup.com Please call Gus, at 330-242-6937, with any questions Showings with down unit only Up unit tenant occupied - showings with accepted offer only Property is back on the market due to buyer unable to perform**

Offer Links:

Comparable Information: [9165/Realty Trust Services, LLC](http://www.9165/Realty Trust Services, LLC) Orig List Price: **\$60,000** Financed: **Conventional**
 Sell Agent: [2011003065/Christopher C. Kaylor](http://www.2011003065/Christopher C. Kaylor) List Price: **\$60,000** Sale Date: **03/08/23**
 Co-Seller: Sold Price: **\$60,000** Closed By: **Sale**
 Selling Comments: Seller Paid Closing Costs: **0**

Prepared By: Christopher C. Kaylor

Information is Believed To Be Accurate But Not Guaranteed

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