## 1323 W 93rd St, Cleveland, OH 44102





**Multi-Family** MLS: 4300225 Sold 1323 W 93rd St, Cleveland, OH 44102 105-Cle Between West Blvd & Cuy Rive Area:

Cleveland-W/R Twp: School Dist: Cleveland Municipal

Directions:

Subdiv: Subtype: Two Lawrence Parcel ID: 001-07-062 County: Cuyahoga

Off Detroit Ave, between West Blvd and Lake Ave

Pending Date: 09/07/21 Off Mkt Date: 09/07/21 Closing Date: 10/25/21

\$69,000

\$67,000

07/23/21

07/23/21

Contingent Dt: Exp. Date:

List Price:

Sold Price:

List Date:

List Date Rec:

DOM/CDOM: 11/11

\$/SaFt: \$30.45

No

No

**Exclusive Right** 

Time of Transfer

Avail for Auction:

Auction Date:

List Type:

Possession:

Short Sale:

Limited Service:

Court Ordered/PSO: No

10/26/2021: S: P->S Recent Change:

# Rooms: 10 Annual Taxes: 2075 Homestead: # Stories: 2 Assessments: No Total # Beds: 4 Net Operating Inc: Total # Baths: 2 Gross Income: Full Baths: 2 Op Expenses: Half Baths: 0

SqFt Approximate FINISHED / Source: Above Gr: 2200/Auditors Website

Below Gr: -TOTAL: 2200

Basement: Yes / Full

Lot Size (acres): 0.1130 / Auditors Website

Laundry Total: Laundry Features: Shared

Actual YBT

Heating Type/Fuel: Forced Air / Gas House Faces: Disability Feat: Cooling Type: None Garage # Cars: 2 Detached Exterior: Other Elevator: Asphalt/Fiberglass Warranty: Driveway: Roof: Year Built: 1900 Fixer Upper:

Fence:

Co-Lister:

Water/Sewer: **Public Water, Public Sewer** 

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

Remarks: This partially occupied multi-family home is a solid investment for your rental portfolio. The spacious home has 2 units, each with 2 bedrooms and 1 bath, a covered front porch for each unit, as well as rear balcony and detached garage space. The down unit is tenant occupied, with the tenant paying \$650/month. Located in popular Detroit-Shoreway neighborhood, the property is within walking distance to amazing neighbor shopping, restaurants, is near public transit and just minutes from Lake Erie/Edgewater Park and downtown Cleveland! The property also has full service professional management in place! A valuable addition to any investment portfolio - so reach out before it's gone!

Construction:

800-746-9464

Internet Listing:

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

Showing Instruct: Showing Service, Use Showing Time Link Go/Show for vacant Up unit only - Call Showing Time or Showing Info:

use listing link Down unit tenant occupied - see special

showing instructions in supplements

Occupied:

Show Addr to Client: Yes Online Bidding: No Ownership: Principal/NR

3% Other Comp: Comp Explain:

Available Finance: Cash, Conventional

\*\*DÓ NOT SEND ANY OFFERS OR DOCUMENTS VIA DOTLOOP.\*\* Offers are to be submitted to Steven Morris. Please email in .pdf Broker Remarks: format clean and legible to steven@theazzamgroup.com Please call Steven, at 216-386-2686, with any questions Showings for vacant up unit only. Down unit is tenant occupied, no showings for down unit, please do not disturb or approach tenant. Buyer to assume POS

violations Agent has recent photos that can be furnished and tenant is MTM

Comparable Information Sell Agent: 20 9165/Realty Trust Services, LLC \$69,000 2011003065/Christopher C. Kaylor List Price: \$69,000 Sale Date: 10/25/21 Sold Price: \$67,000 Co-Seller: Closed By: Sale Seller Paid Closing

Selling Comments:

Buy Broker Comp:

Prepared By: Christopher C. Kaylor Information is Believed To Be Accurate But Not Guaranteed Date Printed: 10/27/2021