

1664 Lauderdale Ave, Lakewood, OH 44107

 Listing



Multi-Family MLS: **4396606 Sold**
1664-1666 Lauderdale Ave, Lakewood, OH 44107-3610

Area: **101-Lakewood**
 Twp: **Lakewood CSD**
 School Dist: **Lakewood CSD**
 Subdiv: **313-21-020**
 Parcel ID: **313-21-020**

Subtype: **Two**
 County: **Cuyahoga**
 Map:

List Price: **\$280,000**
 Sold Price: **\$295,000**
 List Date: **07/30/22**
 List Date Rec: **07/30/22**

Pending Date: **08/11/22**
 Off Mkt Date: **08/11/22**
 Closing Date: **09/15/22**
 Contingent Dt: **12/31/22**
 Exp. Date: **13/13**
 DOM/CDOM: **13/13**

[Supplements \(3\)](#)

Directions: **North off Madison**

\$/SqFt: **\$140.74**

Recent Change: 09/16/2022 : S : P->S

# Rooms: 12	Annual Taxes: 2788	Approx Fin SqFt	Total Rooms	Total Bedrooms	Total Bath	Monthly Rent	# of thi Type
# Stories: 3	Homestead: No		6	2	1	\$1,250	2
	Assessments: No		6	2	1	\$1,275	1
Total # Beds: 4	Net Operating Inc:						
Total # Baths: 2	Gross Income:						
Full Baths: 2	Op Expenses:						
Half Baths: 0							
Basement: Yes / Full, Unfinished							

SqFt Approximate FINISHED / Source:
 Above Gr: **2096/Auditors Website**
 Below Gr: -
 TOTAL: **2096**

Lot Size (acres): **0.0990 / Realist**

Laundry Total: **2** Laundry Features: **Shared**

Heating Type/Fuel: **Forced Air / Gas**
 Cooling Type: **None**
 Garage # Cars: **0 None**
 Driveway: **Paved**

House Faces:
 Exterior: **Vinyl**
 Roof: **Other**
 Year Built: **1919**
 Construction: **Actual YBT**

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

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: **Lakewood Multi-family double fully occupied and cash flowing. Great location in westside of Lakewood right off Madison. This property offers 2 bedroom 1 bath units in each, updates include the following, Renovated both bathrooms - 2017 and 2020, Updated kitchens - 2017, Updated electrical boxes - 2020, New Roof - 2017, New Driveway - 2017, New Furnaces, hot water tanks and ACs - 2021, New appliances throughout - 2017, All newer windows including 5 or 6 very new windows in 2018. Additional attic storage, and 2 off street parking spaces on the property.**

Office Information: [9165/Realty Trust Services, LLC](http://www.facebook.com/C/2011003065/Christopher.C.Kaylor) (440) 427-0123 F:(866) 632-9006 <http://www.facebook.com/C/2011003065/Christopher.C.Kaylor>
 List Agent: (330) 840-1073 F:(440) 226-8287 chriskaylor@gmail.com

Co-Lister:
 Showing Instruct: **Call Agent** 3308401073 List Type: **Exclusive Right**
 Showing Info: **Text or call agent. No showings until accepted contract. do not contact tenants** Internet Listing: **Yes** Limited Service: **No**

Buy Broker Comp: **3/2** Occupied: Show Addr to Client: **Yes** Possession: **Time of Transfer**
 Ownership: **Bank** Online Bidding: **No** Short Sale: **No**
 Court Ordered/PSO: **No**

Other Comp: **Other** Comp Explain: **3% on 1st 100k and 2% on the balance**
 Available Finance: **Cash, Conventional, FHA**
 Broker Remarks: **Text agent for questions or access. No showings until accepted contract. 330 840 1073 Leases run 3/31/2023 and 9/30/2023 at this time.**

Comparable Information: [2717/Keller Williams Elevate](#)
 Sell Agent: [2021003786/Andrew Svoboda](#)

Orig List Price: **\$280,000** Financed: **FHA**
 List Price: **\$280,000** Sale Date: **09/15/22**
 Sold Price: **\$295,000** Closed By: **Sale**
 Seller Paid Closing Costs: **4,425**

Selling Comments:

Prepared By: Christopher C. Kaylor

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 09/16/2022