

FOR SALE



30 Cecil St

30 Cecil St NE
Navarre, OH 44662



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Section 1

Property Information

Property Summary

FOR SALE



PROPERTY DESCRIPTION

Experience the potential of this 3,688 SF multi-unit property located at 30 Cecil St NE, Navarre. The building features four unique units, including 2 commercial spaces on the 1st floor, three private offices on the ground floor along with a reception area in the first commercial space, the second commercial space has a private office and an open area., The two residential units are on the 2nd floor. The first apartment is one bedroom and the second apartment is two bedroom. Both have been recently remodeled and are ready for renters. Boasting a rich history dating back to 1947, this property offers versatile opportunities for office investors. Zoned R1, it provides a flexible environment for a range of business endeavors. With a mix of commercial and residential spaces, this property presents a dynamic prospect for those seeking a well-established investment in the heart of Navarre.

PROPERTY HIGHLIGHTS

- Ground Floor 1741.05 sqft 3 private offices- 24 Cecil St
- 1st Floor 549.50 sqft commercial space one private office 28 Cecil St
- 2nd Floor 819.38 sqft 1 bedroom 26 Cecil St

OFFERING SUMMARY

Sale Price:	\$285,000
Number of Units:	4
Lot Size:	4,917 SF
Building Size:	3,688 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	147	425	857
Total Population	324	940	1,932
Average HH Income	\$80,426	\$80,145	\$80,560

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Property Description

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Discover the charm of Navarre, Ohio, where small-town appeal meets accessibility. Located near 30 Cecil St, this area offers a peaceful retreat from the city, surrounded by stunning countryside and friendly neighborhoods. Key nearby points of interest for office investors include the proximity to major highways Rt21, providing convenient access for employees and clients. The property is situated within easy reach of local dining options and shops, creating a vibrant and convenient work environment. With a focus on community and an inviting atmosphere, this area presents an appealing opportunity for office investors seeking a desirable location to grow and thrive.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- Ground Floor 1741.05 sqft 3 private offices- 24 Cecil St
- 1st Floor 549.50 sqft commercial space one private office 28 Cecil St
- 2nd Floor 819.38 sqft 1 bedroom 26 Cecil St
- 2nd Floor 955.63 sqft 2 bedroom 30 Cecil St

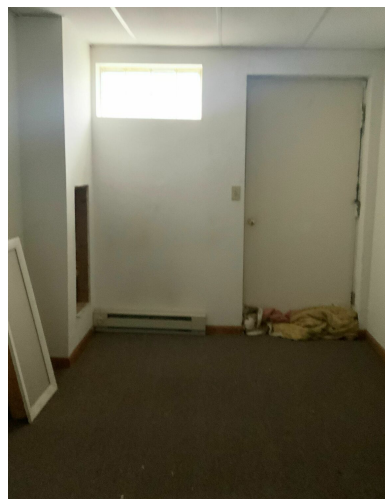
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Additional Photos

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Section 2

Location Information

Location Map

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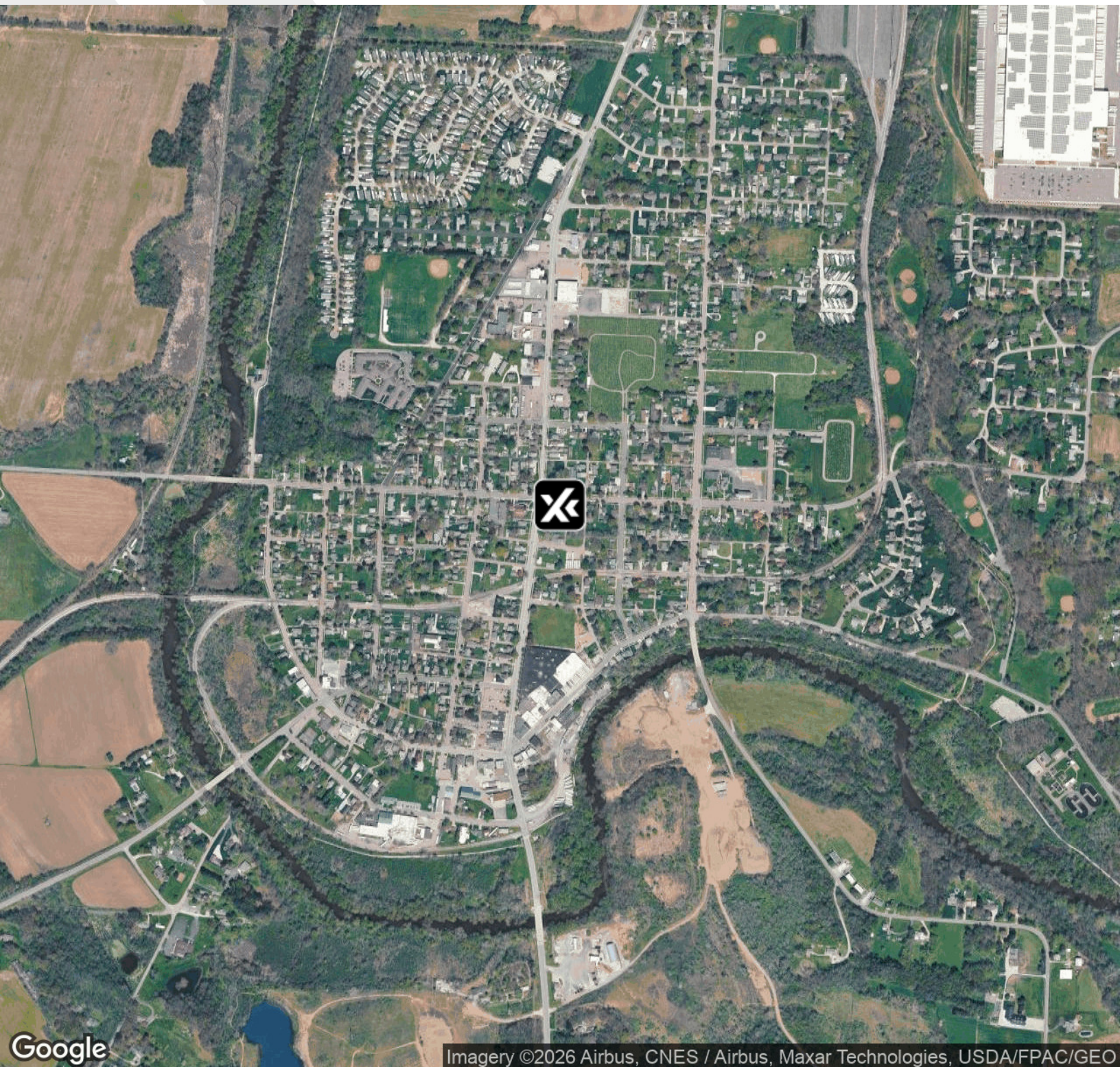
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Aerial Map

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Section 3

Financial Analysis

Financial Summary

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INVESTMENT OVERVIEW

Price	\$285,000
Price per SF	\$77
Price per Unit	\$71,250

OPERATING DATA

FINANCING DATA

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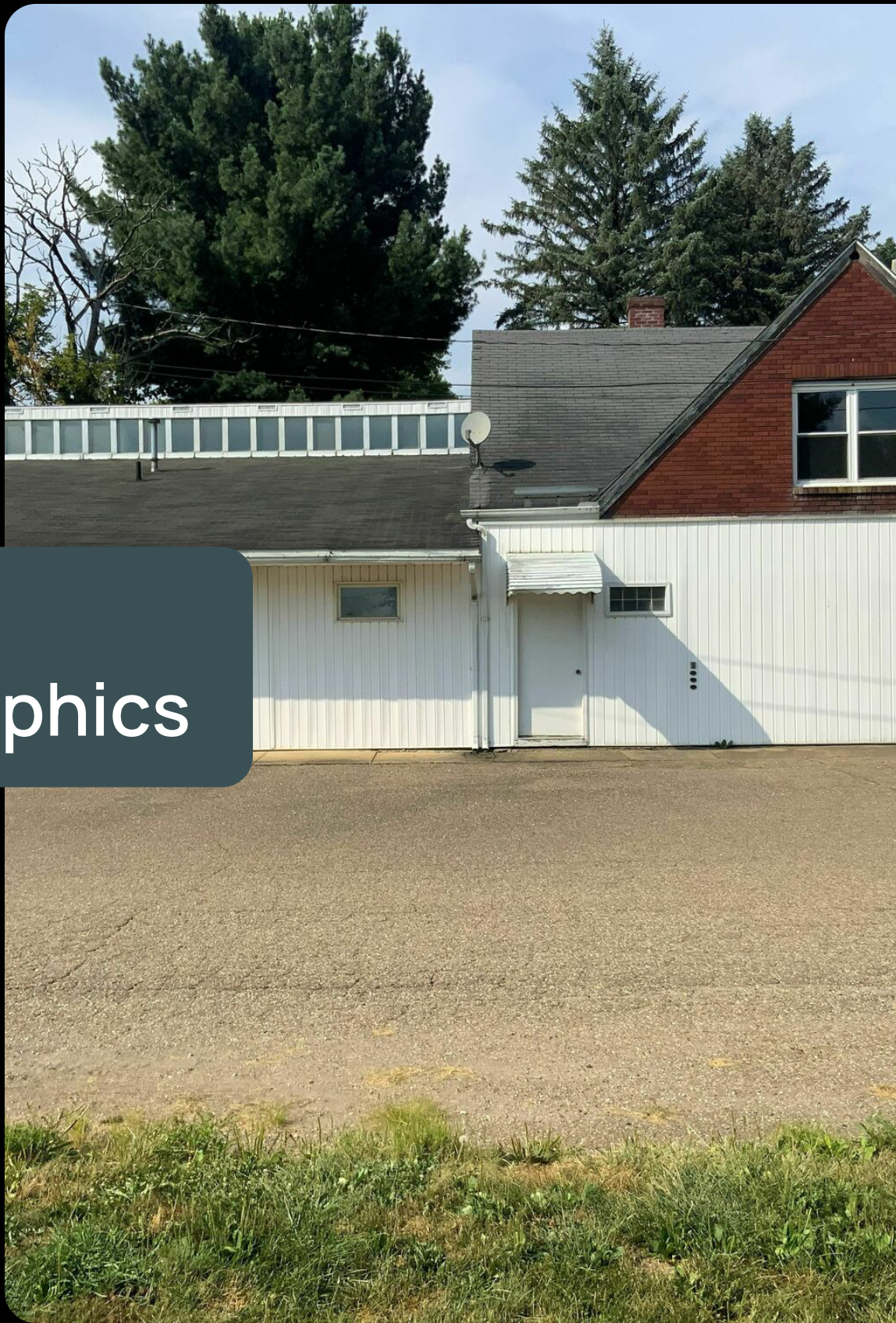
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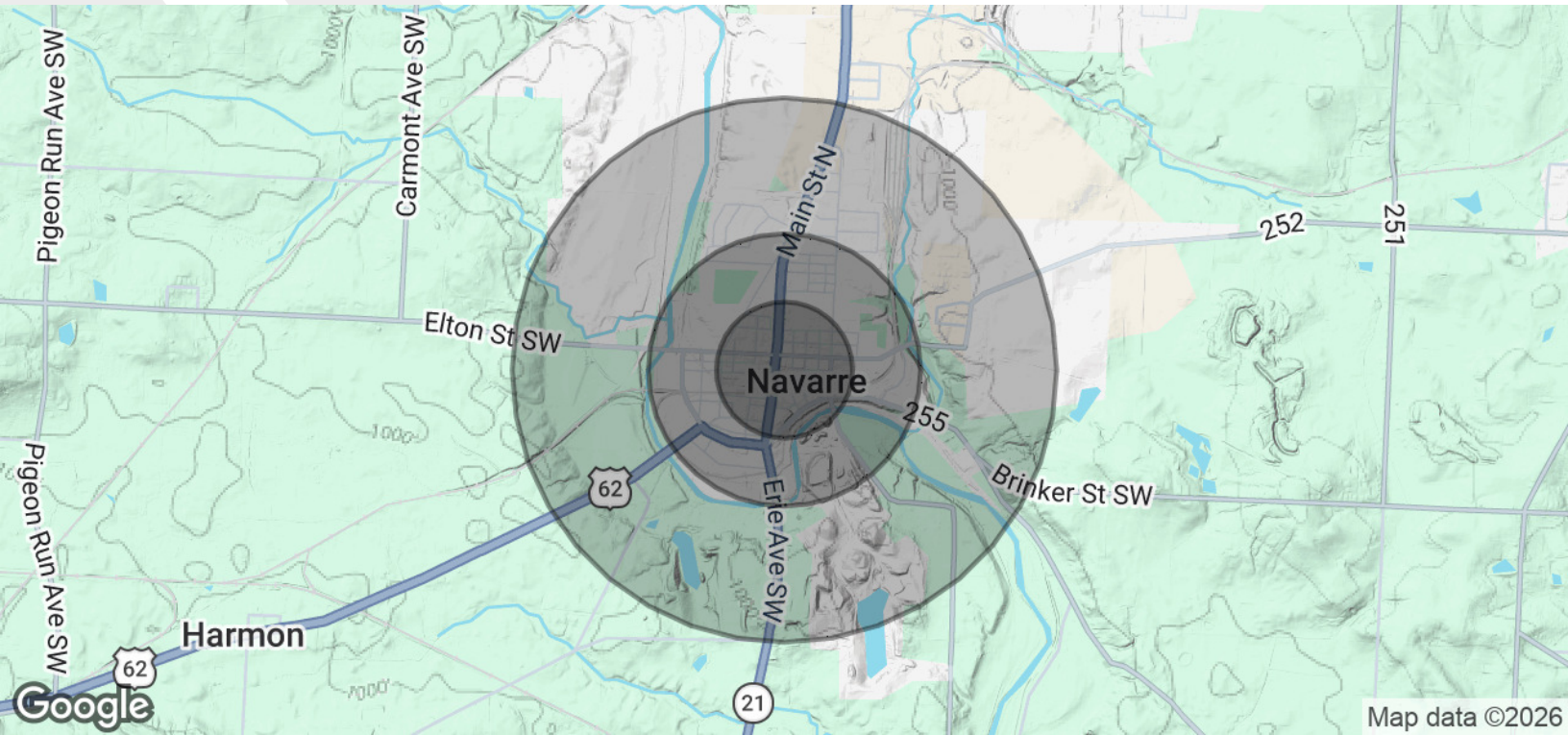
Section 4

Demographics



Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	324	940	1,932
Average Age	47.6	47.7	48.0
Average Age (Male)	45.8	45.9	46.4
Average Age (Female)	49.4	49.4	49.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	147	425	857
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$80,426	\$80,145	\$80,560
Average House Value	\$128,942	\$132,049	\$143,973

2023 American Community Survey (ACS)

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