



Utica Portfolio

N Main St, Utica, OH 43080



Offering Summary

Sale Price:	\$860,000
Building Size:	11,570 SF
Lot Size:	2.918 Acres
Units:	7
Zoning:	Multi-Family Single Family General Business
APN:	077-353328-01.000 077-356298-00.000 077-356292-00.000 077-357828-00.000 077-359328-00.000 077-359346-00.000

Property Overview

Unique investment portfolio opportunity featuring 11,570 total SF across 2.918 acres with a versatile zoning mix of Multi-Family, General Business, and Single-Family. The offering includes multiple residential properties, a commercial building, and a vacant lot, creating flexibility for income generation and long-term growth. Well-positioned for multifamily, residential rental, or commercial investors. Tenant occupied; curb offers only. Please do not disturb tenants.

Property Highlights

- 268 Buena Visa | 1,104 SF | 0.08 acres | 2 bed | 1 bath
- 329 N Main St | 1,723 SF | 0.23 acres | 2 bed | 1.5 bath
- 403 N Main St | 2,077 SF | 1.17 acres | 3 bed | 1.5 bath
- 409 N Main St | 2,834 SF | 1.14 acres | 3 bed | 2.5 bath
- 122 Washington | 3,832 SF | 0.169 acres | 3 unit complex
- Vacant lot | 0.129 acres





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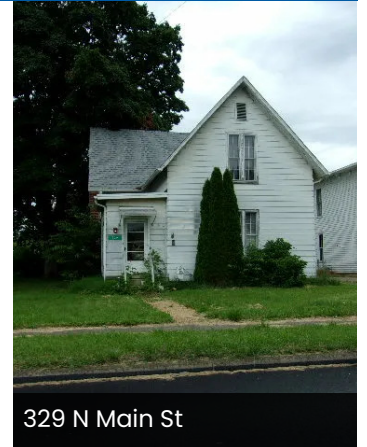
268 Buena Vista



268 Buena Vista



268 Buena Vista



329 N Main St



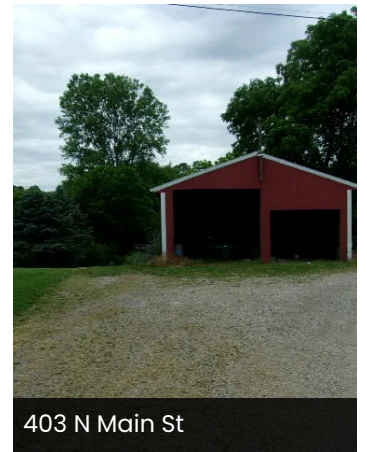
329 N Main St



403 N Main St



403 N Main St



403 N Main St



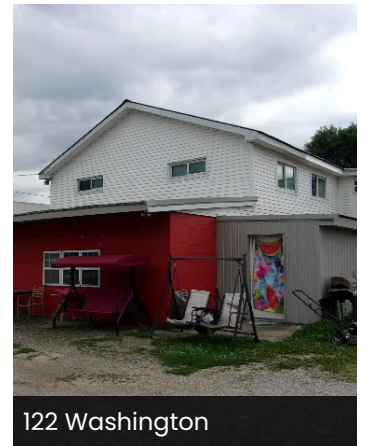
409 N Main St



409 N Main St



409 N Main St



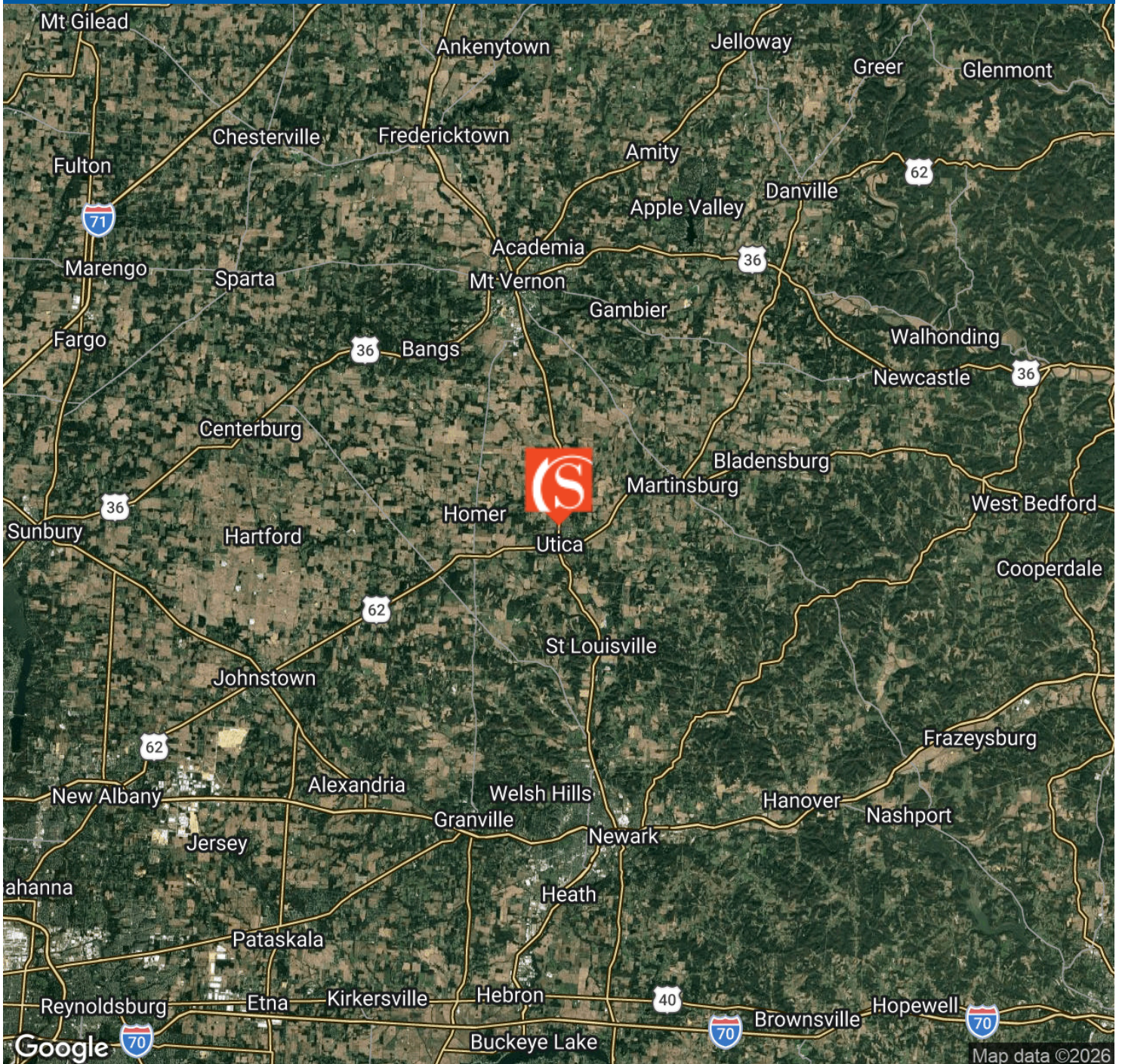
122 Washington





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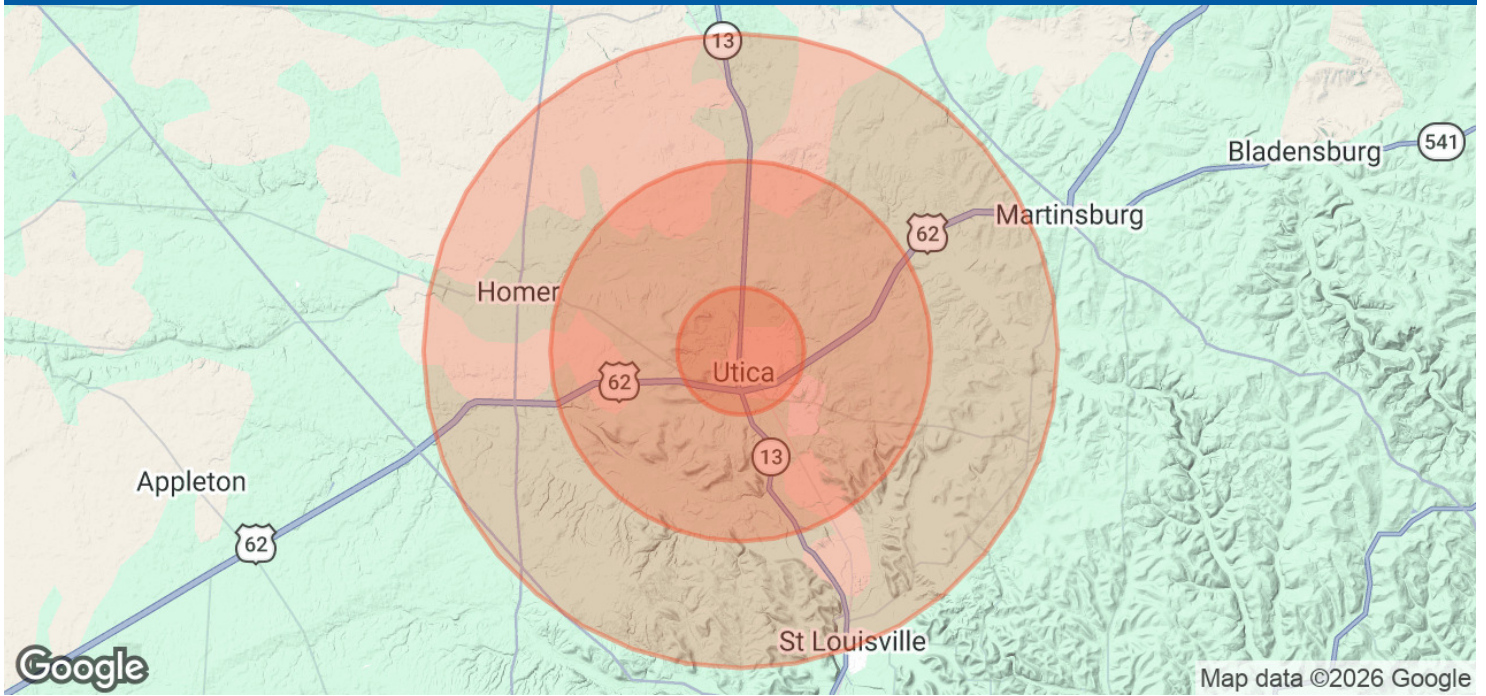
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,815	3,634	6,479
Average Age	33.5	38.0	41.3
Average Age (Male)	30.7	34.4	36.7
Average Age (Female)	37.3	42.2	45.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	665	1,359	2,446
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$86,299	\$100,077	\$113,226
Average House Value	\$172,248	\$216,235	\$245,606

2023 American Community Survey (ACS)

