



4-Unit Multifamily Apartment



4855 Wickford Dr E

SYLVANIA, OH 43560

PRESENTED BY:

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PROPERTY SUMMARY

4855 WICKFORD DR E

SYLVANIA, OH 43560

OFFERING SUMMARY

SALE PRICE: \$700,000

**NOI
(PROJECTED RENTS):** \$47,838

**CAP RATE
(PROJECTED RENTS):** 6.83%

ZONING: R-3 Multiple Dwelling
Medium Density District

BUILDING SIZE: 8,400 SF

LOT SIZE: 0.29 Acres

PRICE / UNIT: \$175,000



PROPERTY SUMMARY

8,400 SF multifamily property for sale in the heart of Sylvania, Ohio. Comprised of two 2,200 SF 3 bed 1.5 bath units and two 2,000 SF 2 bed 1 bath units. Fully occupied with all tenants currently on month-to-month leases. Located 1.5 miles from US-23 South interchange and just southwest of Toledo Flower Hospital.

Available individually or as part of a multi-asset portfolio. No showings until an offer is accepted.

Offers due Friday, May 22. Please include signed Lead Paint Disclosure and Residential Seller Property Disclosure forms with your offer.

PROPERTY HIGHLIGHTS

- In Unit Laundry Hookups
- Walk-out basement patio
- Pet Friendly
- Refrigerator, Microwave, Dishwasher, Stove/Oven per Unit
- 8 Paved Surface Level Parking Spaces
- Individually Metered Units
- R-3 Zoning



**Individually Metered
Units**

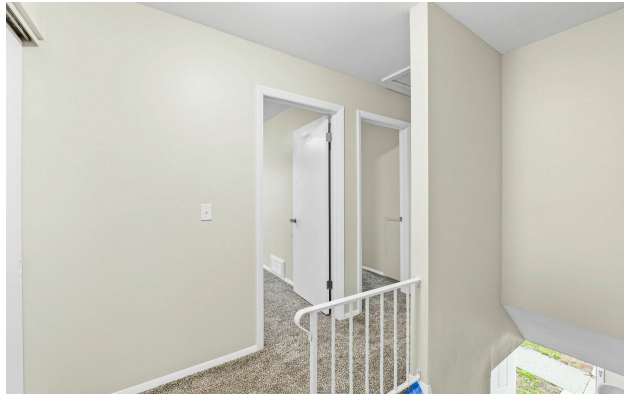


PROPERTY DETAILS

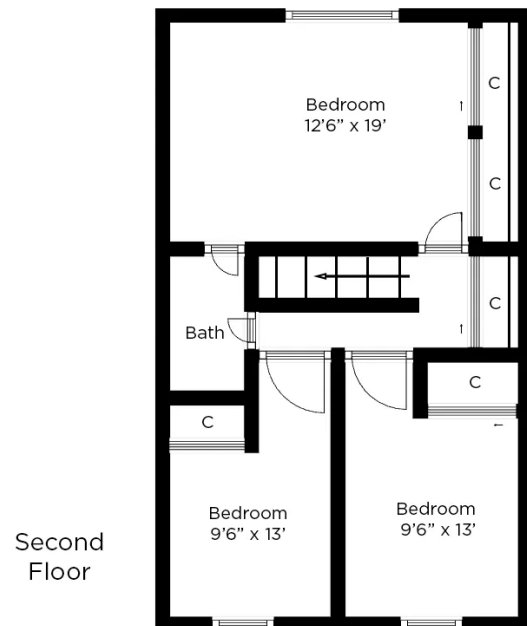
SALE PRICE	\$700,000
LOCATION INFORMATION	
STREET ADDRESS	4855 Wickford Dr E
CITY, STATE, ZIP	Sylvania, OH 43560
COUNTY	Lucas
PROPERTY INFORMATION	
PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
ZONING	R-3
LOT SIZE	0.29 Acres
APN #	8230477
2025 PROPERTY TAXES	\$4,698.10
CUSTOM TABLE	
ELECTRIC	Toledo Edison
GAS	Columbia Gas
WATER	City of Sylvania

BUILDING INFORMATION	
BUILDING SIZE	8,400 SF
NOI	\$47,838
CAP RATE	6.83%
TENANCY	Multiple
NUMBER OF FLOORS	3
YEAR BUILT	1965
YEAR LAST RENOVATED	2026
FRAMING	Wood Framing/Masonry
HVAC	GFA
ROOF	Asphalt Shingle
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
CEILINGS	8-10'
FLOOR COVERINGS	Variety
FOUNDATION	CMB Walls/Concrete Slab
PARKING	Surface Level Paved (8 Spaces)

ADDITIONAL PHOTOS



FLOOR PLANS 3B/1.5B & 2B/1.5B



PROFORMA INCOME & EXPENSE STATEMENT

Rent Roll as of 04/26

Unit #	Bed/Bath	Unit Sq.Ft.	Total Sq.Ft.	Current Rent	Current Monthly Rent/Sq.Ft.	Projected Monthly Rent/Sq.Ft.	Annual Current Rent
Unit 1	3/1.5	2200	2200	\$1060	\$0.48	\$0.85	\$12,720
Unit 2	2/1.5	2000	2000	\$865	\$0.43	\$0.90	\$10,380
Unit 3	2/1.5	2200	2000	\$1000	\$0.50	\$0.90	\$12,000
Unit 4	3/1.5	2200	2200	\$1030	\$0.47	\$0.85	\$12,360
			8400				\$47,460

	Proforma at Projected Rent (\$1,800 & \$1,870 per mo/unit)	Current Rents
Income		
Total Gross Scheduled Rental Income	\$88,080	\$47,460
Less: Vacancy (estimated at 3% actual, 5% projected)	\$4,404	\$1,424
Effective Rental Income	\$83,676	\$46,036
Gross Operating Income	\$83,676	\$46,036
Operating Expenses		
Property Insurance (est \$600 per unit)	\$2,400	\$2,400
Real Estate Taxes (Estimate/Actual)	\$22,273	\$4,698
Trash Removal (municipal)	\$0	\$0
Utility - Gas (tenant)	\$0	\$0
Utility - Electric (tenant)	\$0	\$0
Utility - Water & Sewer	\$2,699	\$2,699
Repairs & Maintenance (est 7% of gross income)	\$6,166	\$3,223
Landscaping, Lawn & Snow - (est.)	\$1,500	\$1,500
Total Operating Expenses	\$35,038	\$14,520
Operating Expenses/Unit	\$8,759	\$3,630
Operating Expenses as % of Gross	39.78%	31.54%
Net Operating Income	\$48,638	\$31,516
Less: Replacement Reserves	(\$800)	(\$800)
Net Income	\$47,838	\$30,716

GENERAL INFORMATION

The City of Sylvania was founded in 1832 and has grown into an affluent, educated community of more than 19,000 residents with the percentage of the population holding bachelor's degrees is 3x the average in Ohio. The 6 square miles contain over 250 acres of well maintained parkland, 2 public indoor/outdoor sports complex's, a robust arts and entertainment community, several healthcare campuses, as well as a strong economics base ranging from global headquarters to small, local businesses.

Sylvania is located in Lucas County on the Ohio/Michigan line, just west of Toledo. Within comfortable driving distance to Cincinnati, Cleveland, Columbus, Chicago, and Pittsburgh and just 45 minutes from Ann Arbor and an hour's drive from Detroit's metropolitan area. Rich in diversity and economic vitality, Sylvania has a median income nearly twice the average of Lucas County, and is home to corporate headquarters, small businesses, healthcare, eclectic mix of retail stores, and restaurants. A jewel in NW Ohio,

- City of Sylvania Major Companies:
- ProMedica Flower Hospital | 1,500 employees
 - Wingate by Wyndham Sylvania Hotel | 74 suites
 - Regency Hospital

CITY AND TOWNSHIP FEATURES

PARKS	250 Acres of outdoor parkland
ENTERTAINMENT	EPSON Tour; Toledo Classic Historic Downtown Centennial Park Amphitheatre
EDUCATION	Top Ranking Public School District in North West Ohio
HEALTHCARE	Regions Leading Cancer Care Center Level III Trauma Center Regions Most Experienced Alzheimer's Care Center
ECONOMICS	Global headquarters to Canberra Corporation & EZ Shade 3 Million Visitors to Downtown from 49 states (2025)

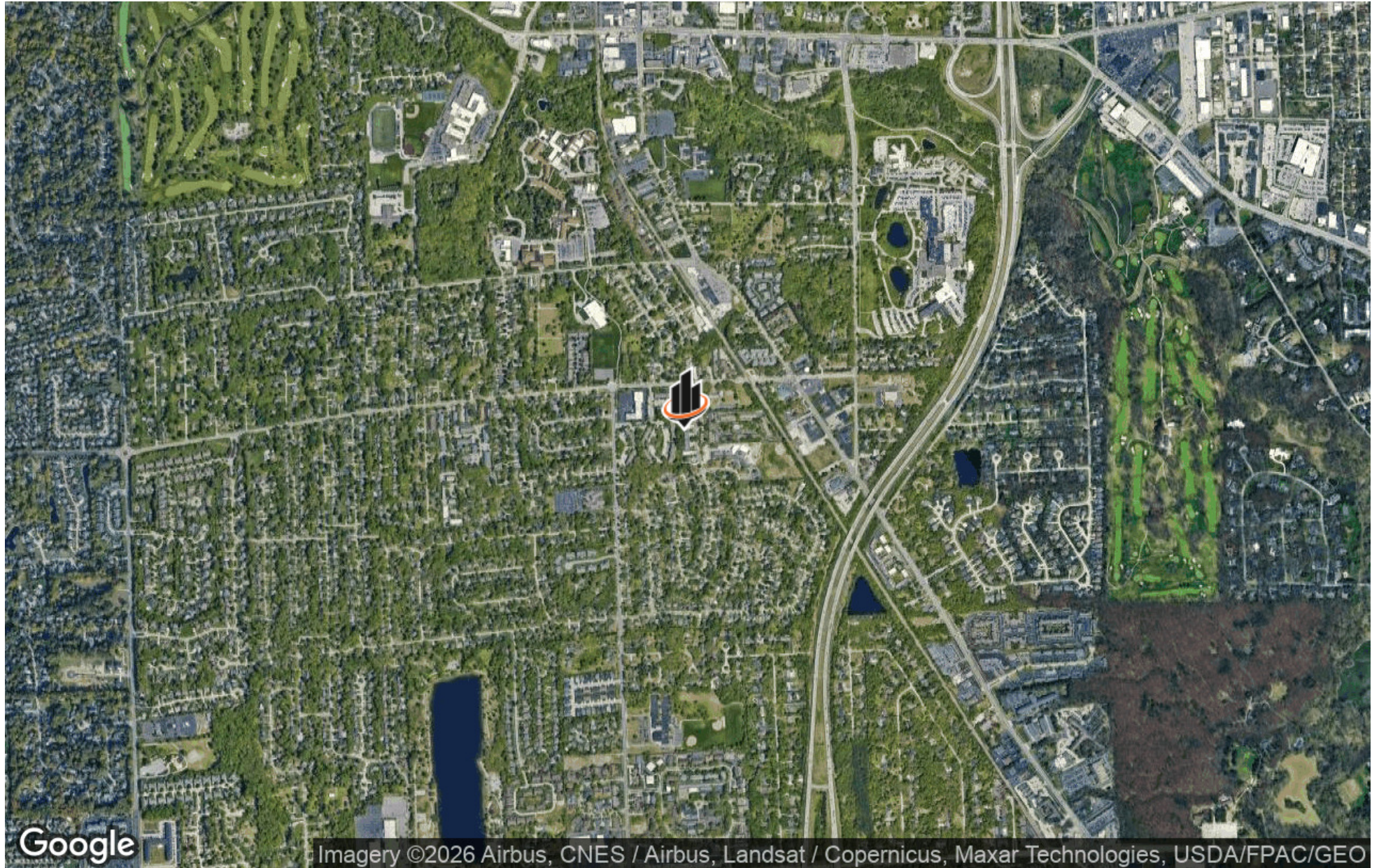
OTHER COMMUNITY HIGHLIGHTS

- In close proximity to Historic Uptown Sylvania, which has a 2026 \$5M streetscape project including improvements to Main Street's sidewalks, lighting, parking, and utilities
- Robust arts scene with a lively downtown entertainment (First Friday's)
- Two country clubs: Highland Meadows CC and Sylvania CC
- Home of the nationally televised EPSON Tour; Greater Toledo Classic
- Two public sports complex's: Pacesetter Park and Tam-O-Shanter
- Strong historical presence including a historical village

RETAILER MAP



LOCATION MAP

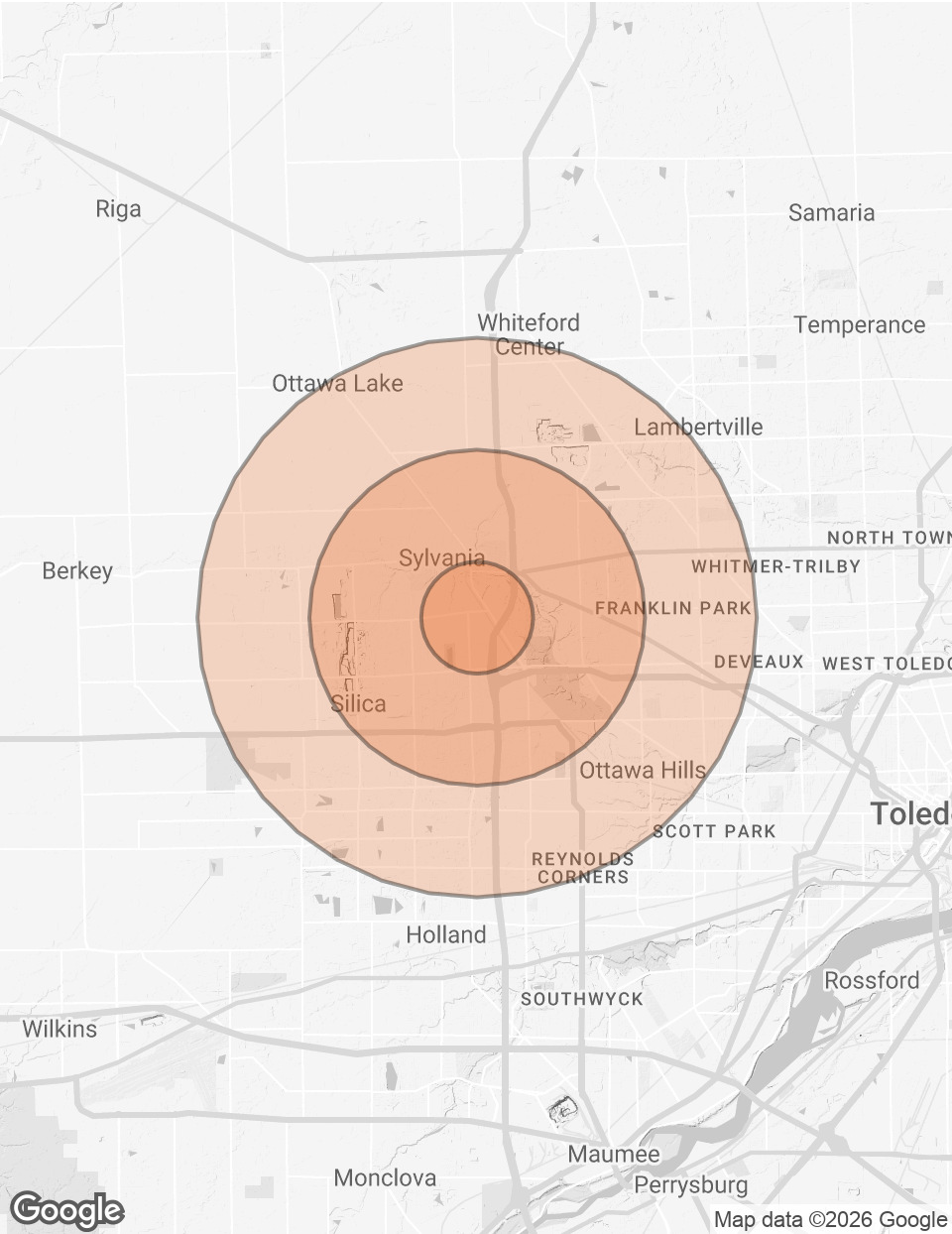


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,027	51,551	125,201
AVERAGE AGE	42	42.4	41
AVERAGE AGE (MALE)	38.6	40.8	40.1
AVERAGE AGE (FEMALE)	44.1	44.5	42.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,193	20,888	52,711
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$117,398	\$130,502	\$111,087
AVERAGE HOUSE VALUE	\$258,556	\$256,201	\$224,868

2023 American Community Survey (ACS)



ADDITIONAL INFO/MULTI-ASSET LINKS

ADDITIONAL INFORMATION

- No showings are available prior to accepted offer.
- Call for offers will take place on Friday May 22nd.
- Units can be purchased individually or as a package, links to additional listings can be found below.

DISCLOSURE FORMS

Please provide a completed lead paint and residential disclosure form at the time of offer, links to these forms can be found below.

LINK TO LEAD PAINT DISCLOSURE FORM:

To Be Provided at a Future Date

LINK TO RESIDENTIAL DISCLOSURE FORM:

To Be Provided at a Future Date

ADDITIONAL WICKFORD LISTINGS

4831 Wickford Dr

(Current NOI & Cap Rate)

SALE PRICE	\$339,900
NOI	\$23,854
CAP RATE	7.02%
ZONING	R-3
BUILDING ONE SIZE	1,760 SF
BUILDING TWO SIZE	1,760 SF
LOT SIZE	0.28 Acres
NUMBER OF UNITS	4



[LINK TO LISTING](#)

4839 Wickford Dr

(Projected NOI & Cap Rate)

SALE PRICE	\$650,000
NOI	\$40,313
CAP RATE	6.33%
ZONING	R-3
BUILDING SIZE	7,200 SF
LOT SIZE	0.28 Acres
NUMBER OF UNITS	4



[LINK TO LISTING](#)

4847 Wickford Dr

(Projected NOI & Cap Rate)

SALE PRICE	\$700,000
NOI	\$49,339
CAP RATE	7.06%
ZONING	R-3
BUILDING SIZE	8,400 SF
LOT SIZE	0.34 Acres
NUMBER OF UNITS	4



[LINK TO LISTING](#)

4901 Wickford Dr

(Projected NOI & Cap Rate)

SALE PRICE	\$650,000
NOI	\$40,313
CAP RATE	6.2%
ZONING	R-3
BUILDING SIZE	7,200 SF
LOT SIZE	0.31 Acres
NUMBER OF UNITS	4



[LINK TO LISTING](#)

4911 Wickford Dr

(Current NOI & Cap Rate)

SALE PRICE	\$600,000
NOI	46,454
CAP RATE	7.76%
ZONING	R-3
BUILDING SIZE	8,190 SF
LOT SIZE	0.35 Acres
NUMBER OF UNITS	8



[LINK TO LISTING](#)



Collective Strength, Accelerated Growth

1300 JEFFERSON AVENUE,
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