



FOR SALE
130 EAST HERRICK AVENUE
WELLINGTON, OH 44090
SALE PRICE: \$320,000



PROPERTY HIGHLIGHTS

- Available: 3,234 SF
- Term: 3 Year NNN lease remaining through January 2029 with three 5-year options. Guarantee by Genuine Parts Company, dba NAPA Auto Parts
- Recent improvements include a new roof and electrical panel (2025) and an ADA-compliant restroom (2024)
- Parking: 4 spaces
- Zoning: CB-1
- 2024 Annual Real Estate Taxes: \$1,928.40

2025 Financial Summary	
 Net Operating Income	\$24,000
 Cap Rate	7.5%

LISTING AGENTS

Cody Sinclair
cody@gerspachergroup.com

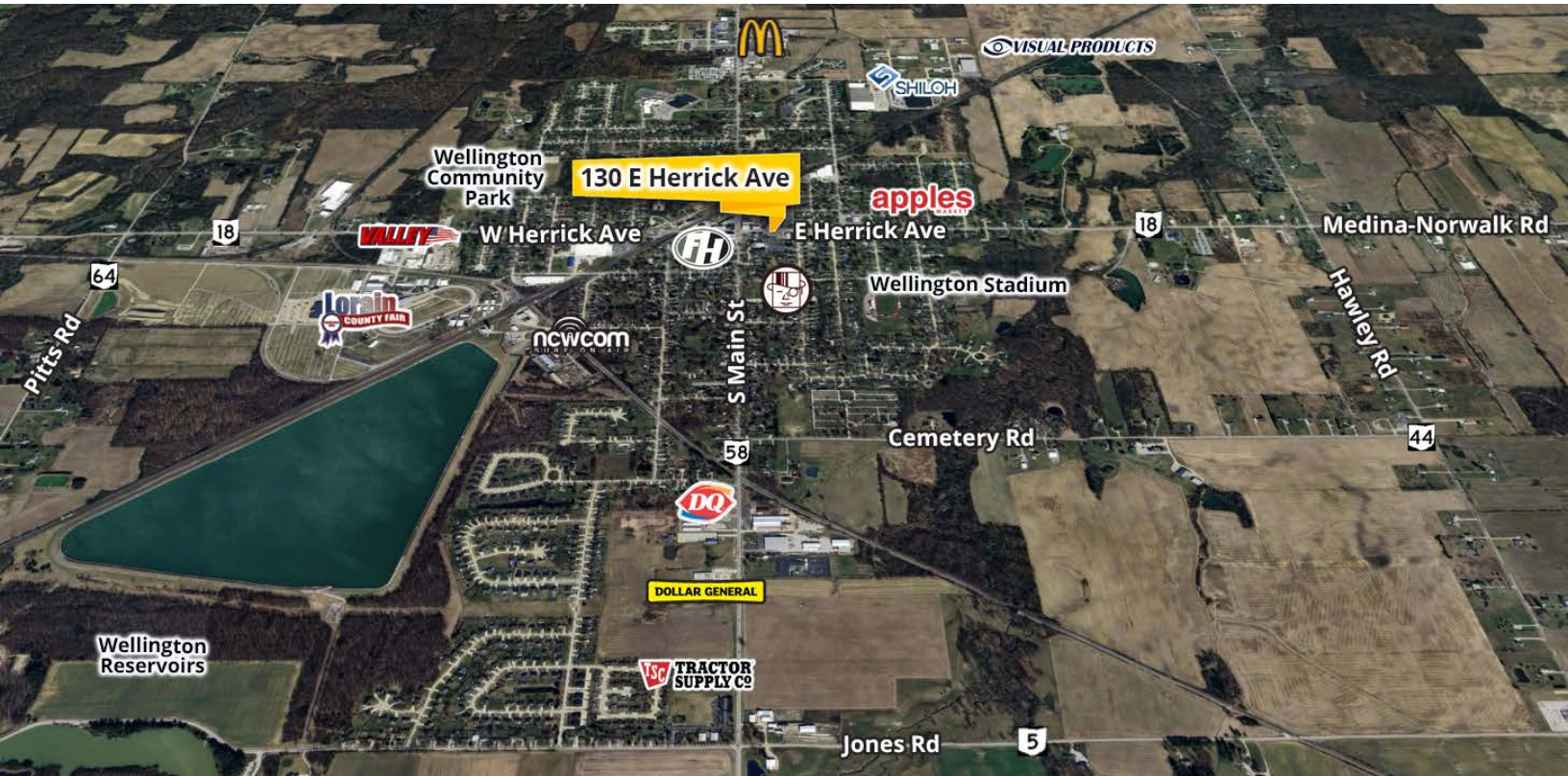
Troy Gerspacher, CCIM, SIOR
troy@gerspachergroup.com

330.722.5002





FOR SALE
130 EAST HERRICK AVENUE
WELLINGTON, OH 44090
SALE PRICE: \$320,000



PROPERTY OVERVIEW

130 East Herrick Avenue is an AGENT OWNED prime, income-generating opportunity in the heart of downtown Wellington, OH. The current lease extends through January 2029, with three additional five-year renewal options, ensuring stable long-term cash flow. Scheduled rent increases occur every five years, while NAPA covers property taxes and insurance. The landlord is responsible only for structural and site maintenance, offering a low-management investment structure. Recent capital improvements include a new roof and electrical panel (2025) and an ADA-compliant restroom (2024). Located in a highly visible downtown corridor, this asset combines strong tenant credit with an attractive 7.5% CAP rate, making it an excellent addition to any diversified investment portfolio.

LOCATION OVERVIEW

Located at 130 E Herrick Avenue in downtown Wellington, OH, this property enjoys prime visibility and foot traffic in the heart of the village. Situated just 8.3 miles south of Oberlin.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.





FOR SALE
130 EAST HERRICK AVENUE
WELLINGTON, OH 44090
SALE PRICE: \$320,000

LANDLORD RESPONSIBILITIES

- Maintain roof, exterior walls, structural supports, foundations, and underground utilities.
- Repave parking areas and driveways as needed.
- Repair/replace major components of building systems.
- Cover repairs exceeding \$2,500/year for minor system components.
- Maintain property and liability insurance (\$3M coverage).
- Provide evidence of insurance and adjust estimates annually.

TENANT RESPONSIBILITIES

- Pay additional rent for real estate taxes and Lessor's insurance.
- Maintain interior (floors, walls, partitions).
- Routine maintenance of minor system components (up to \$2,500/year).
- Maintain landscaping and snow/ice removal.
- Repair exit doors/signs and broken glass (self-insured for plate glass).
- Maintain liability insurance (\$2M minimum).
- May make alterations under \$25,000 without consent.

