



**635 W LAKESIDE AVE**  
**CLEVELAND, OH | 5 UNITS | \$699,900**

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# LOCATION

## 635 W LAKESIDE AVE

Welcome to 635 W Lakeside Avenue—an exceptional investment opportunity nestled in the heart of downtown Cleveland. Situated in a vibrant neighborhood that blends residential charm with commercial energy, this property offers unmatched proximity to the city’s top dining, entertainment, and cultural destinations. Whether for work, play, or urban living, this location puts you in the center of it all.



Walk Score  
**89**

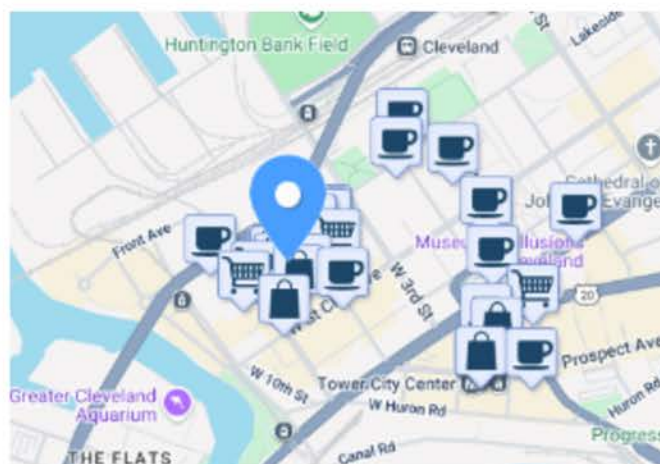
Very Walkable  
Most errands can be accomplished on foot

Transit Score  
**79**

Excellent Transit  
Transit is convenient for most trips

Bike Score  
**63**

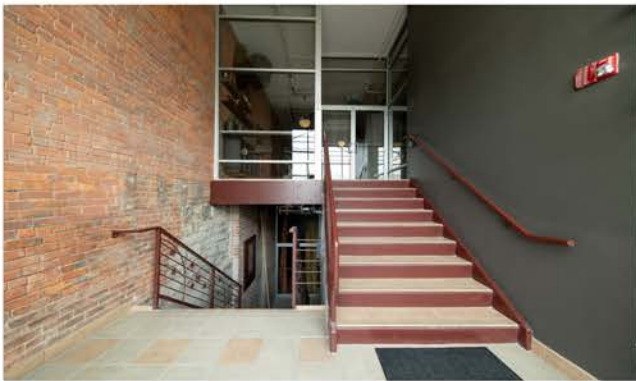
Bikeable  
Some bike infrastructure



# BUILDING FEATURES

635 W LAKESIDE AVE

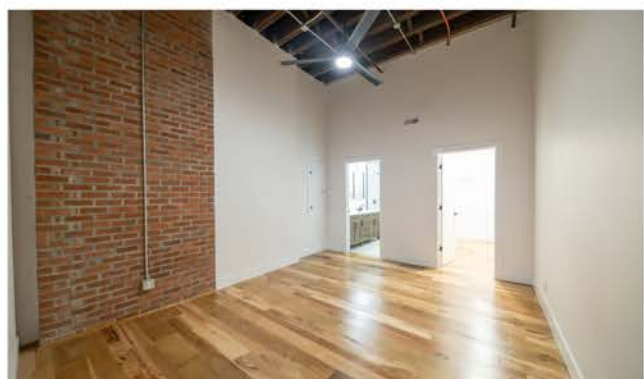
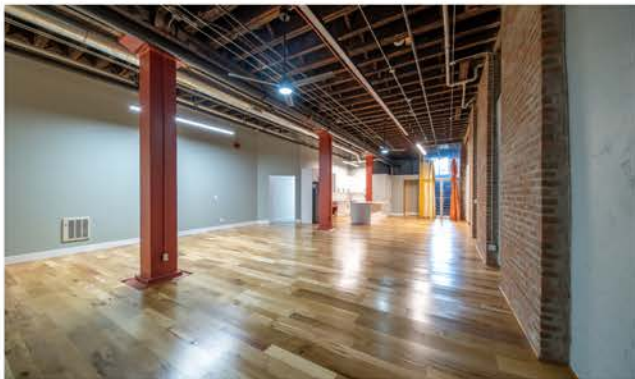
Located in the historic Cloak Factory building, this property is packed with high-demand features. Residents enjoy keyless entry, elevator access throughout, a fully equipped fitness center, sauna, dog park, and a stunning rooftop deck with sweeping views of the city skyline. The building's main entrance opens to Johnston Court on the south side, providing convenient access to the surrounding downtown district.



# UNITS

635 W LAKESIDE AVE

Spanning over 6,030 square feet, the lower-level space has been transformed into five beautifully updated condo units—four of which are currently rented. Each unit boasts hardwood flooring, modern kitchens with newer appliances, in-suite laundry, and one to two full bathrooms. Unit 100 A-1 and common areas are available for showings.





# OPERATING ROI

635 W LAKESIDE AVE

Factor	Monthly	Annual
<b>Effective Net Income (See Rent Roll)</b>	<b>\$9,150</b>	<b>\$109,800</b>
Condo Association Fees	\$3,097.14	\$37,165.68
Insurance	\$241.33	\$2,511
Repairs/Maintenance	\$177.84	\$2,134.08
Parking Lease	\$690	\$8,280
Property Taxes	\$1,092	\$13,106.26
Utilities - Electric	\$700	\$6,510.24
<b>Total Operating Expenses</b>	<b>\$5,998.31</b>	<b>\$69,707.26</b>
<b>Net Operating Income</b>	<b>\$3,151.50</b>	<b>\$40,092.74</b>
<b>ROI</b>		<b>5.73%</b>

SALE PRICE: \$699,900

PRICE PER UNIT: \$139,980

# RENT ROLL

635 W LAKESIDE AVE

Unit	Sq Ft	Monthly Rent	Annual Rent
100 A-1 (VACANT)	2,115	\$2,500	\$30,000
100 A-2	884	\$1,200	\$14,400
100 B-1	1,237	\$1,550	\$18,600
100 B-2	1,112	\$1,650	\$19,800
100 C	1,102	\$1,550	\$18,600
Parking 100 A-2		\$175	\$2,100
Parking 100 B-1		\$175	\$2,100
Parking 100 B-2		\$175	\$2,100
Parking 100 C		\$175	\$2,100
<b>Total</b>	<b>6,450</b>	<b>\$9,150</b>	<b>\$109,800</b>



**SETH TASK, TEAM LEADER**

CRS, GREEN, C2EX, CNHS, AHWD

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