

3127 W. BLVD

3127 West Blvd, Cleveland, OH 44111



**THE MASICA
COMPANY**

MULTIFAMILY PROPERTY FOR SALE



PROPERTY DESCRIPTION

Investment opportunity on Cleveland's west side! Located at 3127 W. Blvd, this updated two-unit multifamily property offers 1,656 SF and has benefited from significant renovations and improvements completed over the past 18 months.

Originally built in 1942, the property combines the character of an established Cleveland residence with thoughtful updates designed to enhance its appeal, functionality, and long-term investment value. Zoned 2F and configured as two residential units, the property provides an attractive opportunity for an investor seeking an updated, income-producing asset or an owner-occupant looking to offset housing costs with rental income.

Conveniently located with easy access to I-90, Downtown Cleveland, Gordon Square, Lakewood, Edgewater Park, shopping, dining, and everyday amenities, 3127 W. Blvd offers a compelling combination of location, recent improvements, and multifamily investment potential.

THIS PROPERTY IS OWNED BY A LICENSED REAL ESTATE AGENT IN THE STATE OF OHIO

PROPERTY HIGHLIGHTS

- 1,656 SF multifamily property
- Consists of 2 units - 1 unit newly renovated
- Built in 1942 and Zoned 2F for multifamily use
- Potential for rental income
- Well-maintained building with historical charm and character
- Strong investment opportunity
- Proximity to amenities and transportation
- Desirable low-rise/garden property

OFFERING SUMMARY

Sale Price:	\$275,000
Number of Units:	2
Lot Size:	0.172 Acres
Building Size:	1,656 SF
NOI:	\$14,002.00
Cap Rate:	8.81%

Valeria Long

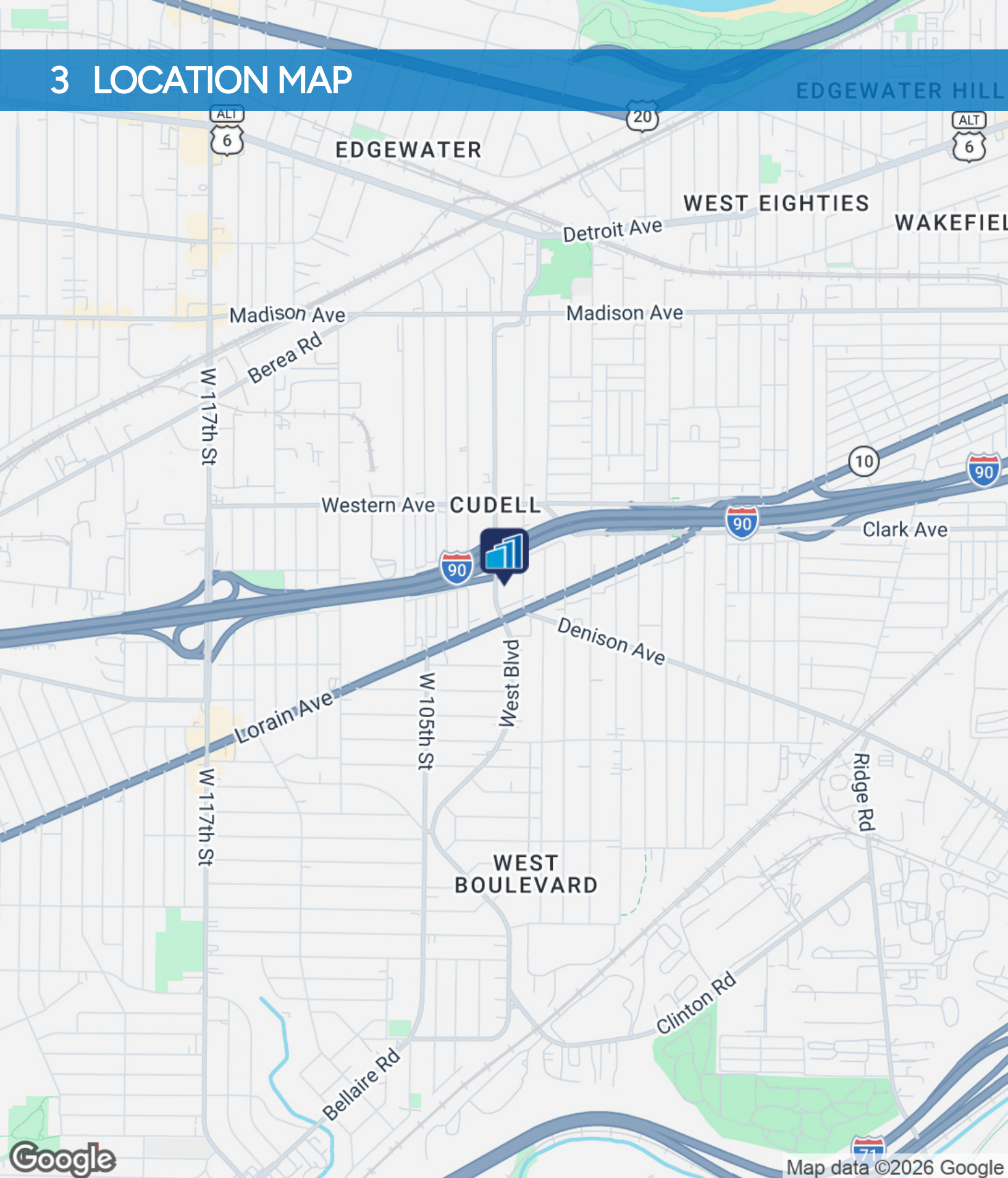
valeria.long@themasicacompany.com
216.293.8900

The Masica Company
themasicacompany.com
216.293.8900

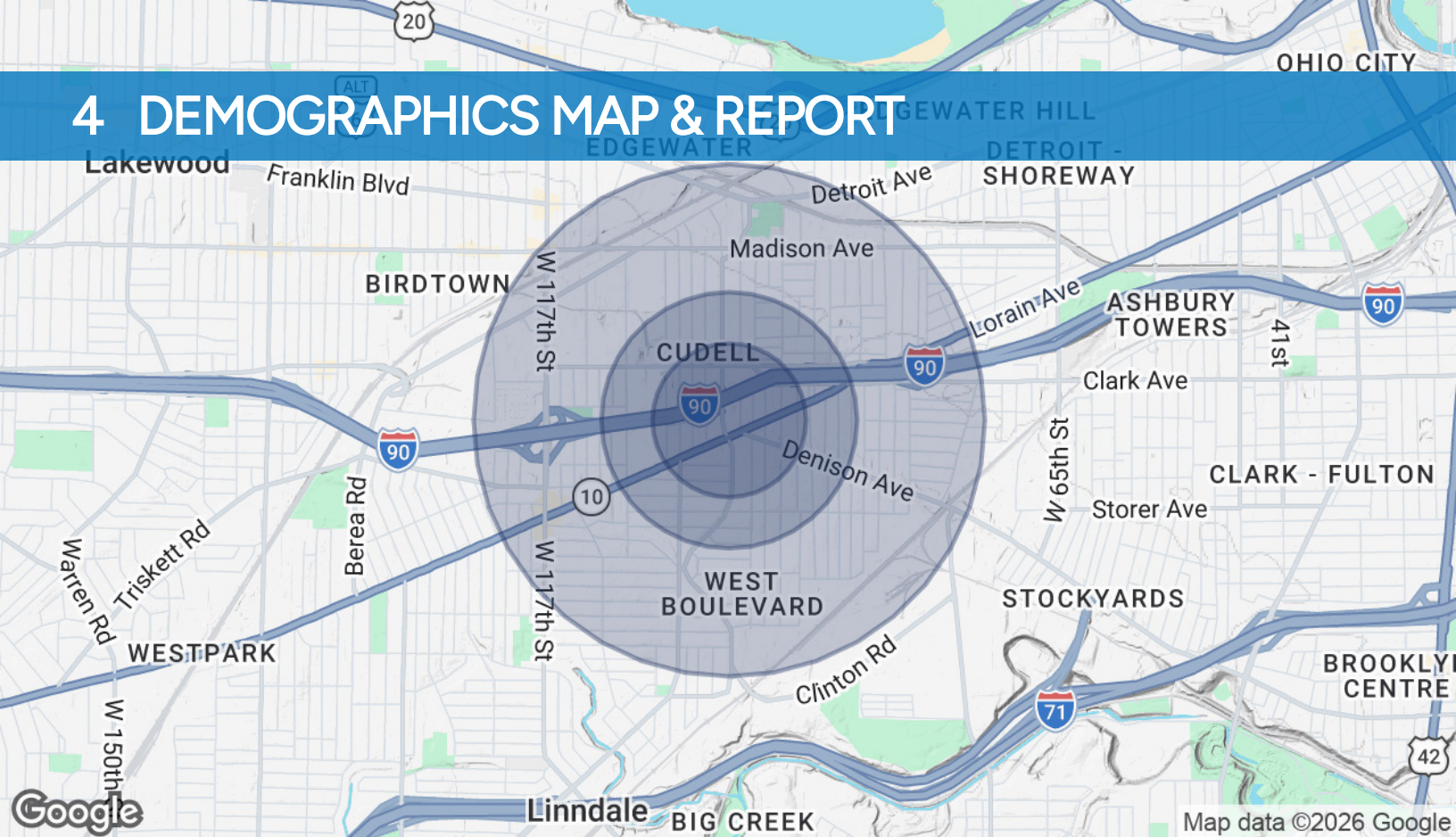
2 ADDITIONAL PHOTOS



3 LOCATION MAP



4 DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,754	7,671	25,605
Average Age	36	36	36
Average Age (Male)	36	35	35
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	713	3,002	10,163
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$47,349	\$47,867	\$49,390
Average House Value	\$207,064	\$145,239	\$128,052

2020 American Community Survey (ACS)