

8236 Stadler Ave., Boardman, OH 44512

Asking Price: \$596,000

Turn-Key 6-Unit Apartment Building

Fully Occupied with One Vacant Unit Available for Immediate Showing

Prime Boardman Investment Opportunity

Positioned in one of Boardman's most desirable rental corridors, this six-unit apartment building offers investors immediate income with significant upside potential. The property is currently 95% occupied, with only one unit intentionally left vacant for convenient showings. Located just off McClurg Road, the property is minutes from the Boardman medical district, hospital campus, restaurants, shopping, and major roadways.

Investment Highlights

- Six-unit apartment building
- Turn-key investment
- Five income-producing occupied units
- One vacant unit available for showing
- Covered parking
- Shared laundry facility
- Professionally maintained
- Excellent Boardman location
- Strong rental demand
- Value-add opportunity through future rent increases

Value-Add Potential

Current rents are below market, creating an exceptional opportunity to increase income over time as leases renew. Investors benefit from immediate cash flow today with significant upside potential tomorrow.

Ideal For

1031 Exchange Buyers • Buy & Hold Investors • Portfolio Expansion • First-Time Multifamily Investors

Income Today. Growth Tomorrow.

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Schedule your private showing today.