

FOR SALE - COMMERCIAL INVESTMENT PROPERTY

Fully Occupied Multi-Tenant Commercial Investment Property

Asking \$1,485,000

3103–3125 West Elm Street | Lima, Ohio

Rare opportunity to acquire a fully occupied, income-producing commercial investment property featuring two buildings, nine tenants, and strong, stable cash flow.

Located on West Elm Street in Lima, Ohio, this well-maintained property consists of approximately 18,160 square feet of commercial space and is currently 100% occupied, providing immediate income from a diverse tenant base.

Property Highlights

- 100% Occupied
- 9 Total Tenants
- Annual Gross Rental Income of \$159,540
- Estimated Net Operating Income of \$110,177
- Strong Occupancy History
- Excellent Visibility and Accessibility
- Diversified Tenant Mix

Building Information

Front Building – 3125 W. Elm Street

Built in 1975
8,440 Square Feet
7 Tenant Spaces
Fully Occupied

Rear Building – 3103–3109 W. Elm Street

9,720 Square Feet
2 Tenant Spaces
Fully Occupied
Total Building Area: 18,160 Square Feet

Financial Summary

Monthly Rental Income: \$13,295 - 2 to 3 rents will be going up in the next 3 months
Annual Gross Rental Income: \$159,540
Estimated Annual Operating Expenses: \$49,363
Estimated Net Operating Income (NOI): \$110,177
Tenants are responsible for their own electric, natural gas, internet, telephone, and cable services, helping minimize ownership responsibilities and operating costs.

Investment Opportunity

This property offers investors immediate cash flow from a stabilized asset with a proven track record of occupancy. The multiple-tenant configuration reduces reliance on any single tenant while creating dependable and diversified income streams.

Whether you are looking to expand your investment portfolio, complete a 1031 exchange, or acquire a long-term income-producing asset, this property presents an exceptional opportunity in the Lima market.