

ML:1877963

4467 Lee Rd, Cleveland, OH 44128

Cuyahoga Ct

Active 05/04/26

\$650,000

Unit#: Suburb: Pending: SO: DOM: 47/48 LP: \$650,000
 Area: O99CUY Town: Cleveland Conting: Fin: S/L%: OP: \$700,000

Apartment 5+ TOTAL UNITS: #9 TOTAL BLDGS: #1

Levels: Three+
Construction: Brick,Other
Foundation: Block
Roof: Slate
Windows: Aluminum,Slider
Heating: Forced Air
Cooling: Window Unit
Lot Dimensions:
Acreage: 0.1377
Auction: No
EQD: 804
Tax ID: 143-13-007
Tax ID Other:
Special Financing: No
Finance Remarks:
Appliances Incl: Yes
Lease Info: Yes
New Construction: No

Basement: Partial
Garage: None
Parking: Asphalt,Lot,Driveway
Parking Spaces: #0
Fireplace: None
Gas: Natural
Water: Public
Sewer: Public Sewer
Semi-Ann Taxes: \$7042
Census Tract: 1223.00
Assessment: 0
Occupancy: At Closing
Public Transport:
School District: Cleveland Municipal



[VIEW MAP](#) [PICTURES](#)

OPEN HOUSE

Date: **Time:**
Cross Street: Langley

Realist2 Tot Fin: 8,004 **2nd Floor:** 2,668 **Basement:** **Lot:** 5,998.000

Directions: From I‑480: Exit Northfield Rd/Lee Rd (Exit 23) → turn north onto Lee Rd → property will be on the right.

Annual Income & Expenses		EFF	1 BED	2 BED	3+ BED	Separate Gas/Elec:	
Gross Income:	\$80,400.	# of Units: #9	#0	#9	#0	Separate Furnace:	Yes
	00	Avg Rent:	\$80,400.0	\$0.00	\$0.00	Separate Air Cond:	Yes
Vacancy:	\$0		0	0	0	Heat Paid:	Tenant
Annual Tax:	\$14,085	Est Sq Feet:	0'	0'	0'	Water Paid:	Owner
Insurance:	\$3,300						
Gas/Electric:	\$0						
Water/Sewer:	\$0						
Waste Removal:	\$0						
Maintenance:	\$12,000						
Other:	\$0						
Net Op Income:	\$0						

FEATURES

Common Fac: **Inside Feat:**
Other Feat: **Outside Feat:**
Extras: **Miscellaneous:**
Documents: Rent Roll **View:** City

MARKETING & AGENT REMARKS

Solid 9-unit investment property offering 100% occupancy with tenant-paid gas and electric, ensuring consistently low and predictable operating expenses. The building reflects responsible ownership with major capital improvements completed in recent years, including: * New roof installation * Fresh asphalt and parking lot upgrades * Balcony renovations * Basement waterproofing Updated units With a stable tenant base, strong rental history, and significant recent updates, this property stands out as a turnkey, low-maintenance addition to any investment portfolio. Ideal for investors seeking reliable cash flow and minimized future capital needs.

Call/Text Listing Agent to coordinate showing thru management company. (513) 816-2281

SHOWING INSTRUCTIONS & LISTING INFORMATION

Use Sched Show Link No Showing until accepted contract

List Off: UREC01 Home Connections 513-212-6964 **Lmtd Srvc:** No **Agmnt:** ER
List Agt: 273337 Kamal K Istaphanous 513-816-2281

Co-LOff: **Sell Off:**
Co-LAgt: **Sell Agt:**
Seller Paid Closing Costs: \$ Amount or %: **Short Sale:** No **3rd Party Approval Req:** No
List Date: 05/04/26 **Exp Date:** 10/05/26 **Est Close:** **Prop Owner:** Consumer **Owner/Occup:** **Internet:** Y



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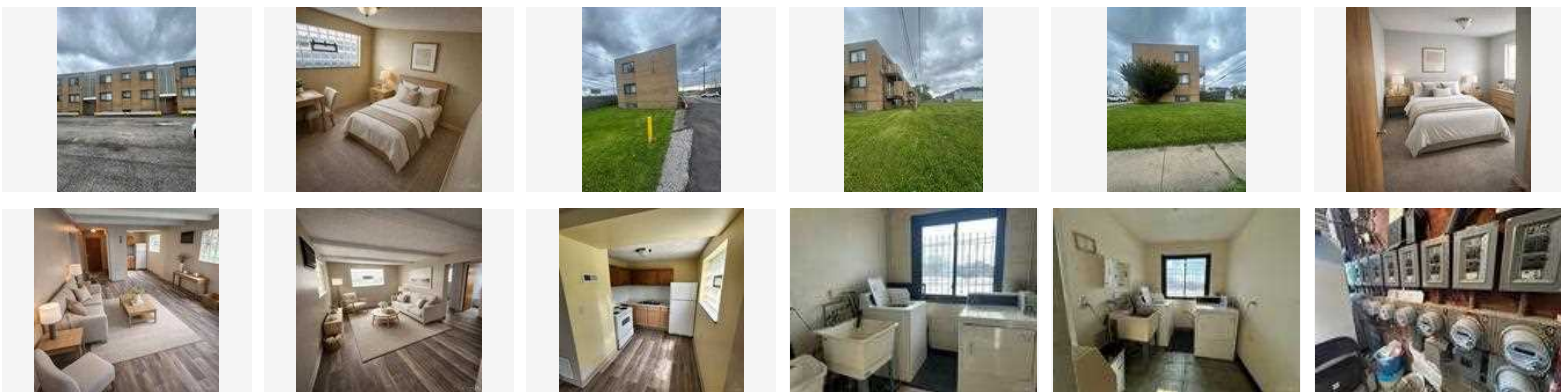
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Insurance:	\$3,300							
Gas/Electric:	\$0	-2, 3 or 4 Units- ACTUAL						
Water/Sewer:	\$0	ROOMS	BEDS	BATHS	RENT			
Waste Removal:	\$0	Unit #1:	#0	#0	\$0.00			
Maintenance:	\$12,000	Unit #2:	#0	#0	\$0.00			
Other:	\$0	Unit #3:	#0	#0	\$0.00			
Net Op Income:	\$0	Unit #4:	#0	#0	\$0.00			

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Listing Courtesy of: Home Connections

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PRESENTED BY:



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