

MULTIFAMILY PROPERTY
FOR SALE

100 CLEVELAND AVE

Wilmington, DE 19803

CHRIS MOORE, CCIM
Managing Principal, Broker of Record
O: 302.383.1911 | C: 302.414.1000
moore@LMTCRE.com

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Wilmington, DE 19803



PROPERTY DESCRIPTION

An excellent investment opportunity to acquire a well-maintained four-unit apartment building in the heart of North Wilmington. This income-producing property features four residential units, offering immediate cash flow and long-term investment potential in a market with consistent rental demand.

Conveniently located near major employers, shopping, restaurants, public transportation, I-95, and the Pennsylvania state line, the property provides easy access to downtown Wilmington and the surrounding area. Its desirable location and established rental market make it a strong addition to any investment portfolio.

PROPERTY HIGHLIGHTS

- Four-unit income-producing multifamily property in a North Wilmington neighborhood
- Convenient access to I-95, downtown Wilmington, the PA State Line
- Ideal opportunity for investors seeking immediate cash flow and long-term appreciation

OFFERING SUMMARY

Sale Price:	\$850,000
Number of Units:	4
Lot Size:	0.22 +/- Acres
Building Size:	3,404 +/- SF

BROKER INFORMATION

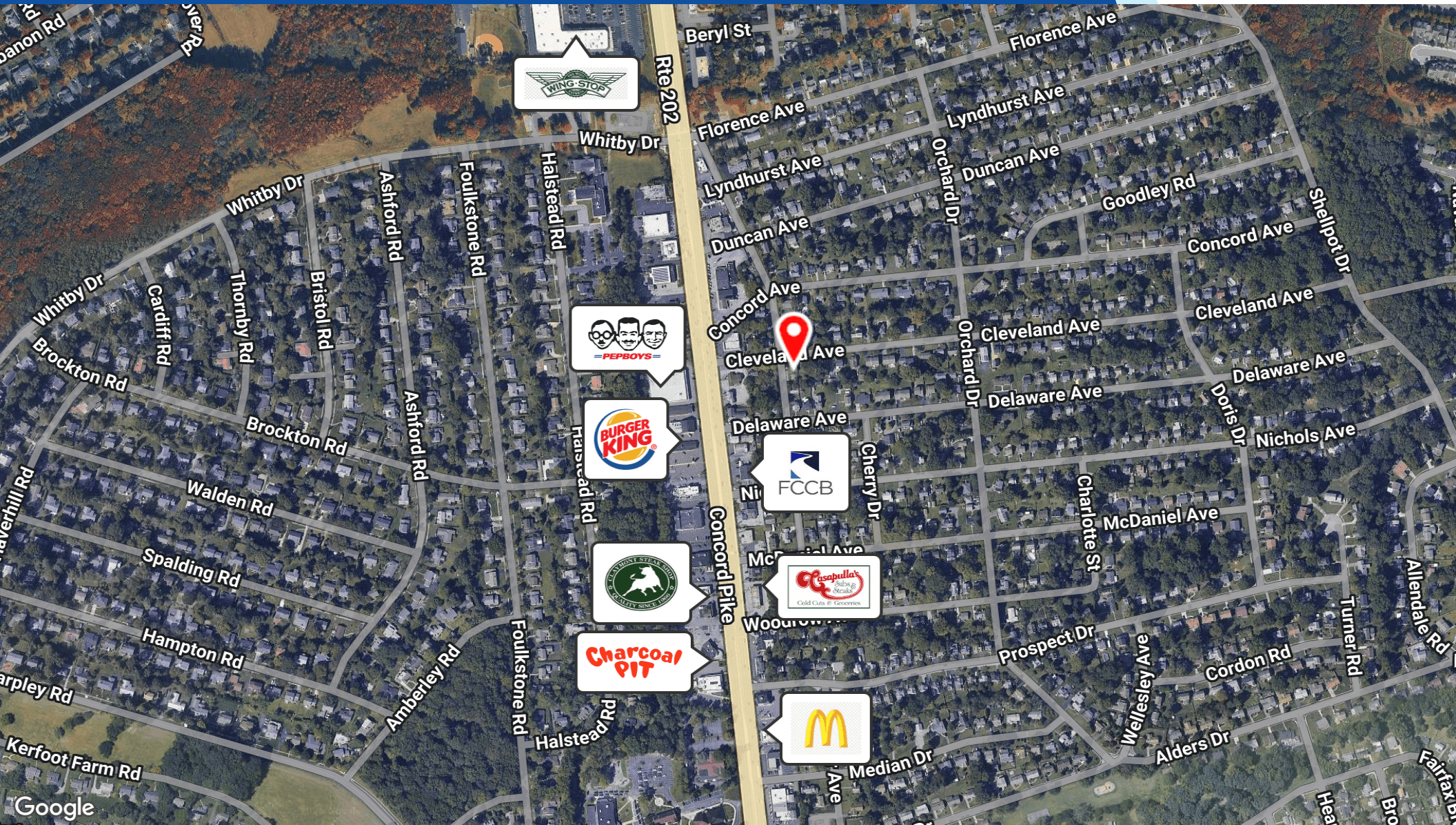
Please contact George Frankel at 302-593-8526 for more information.

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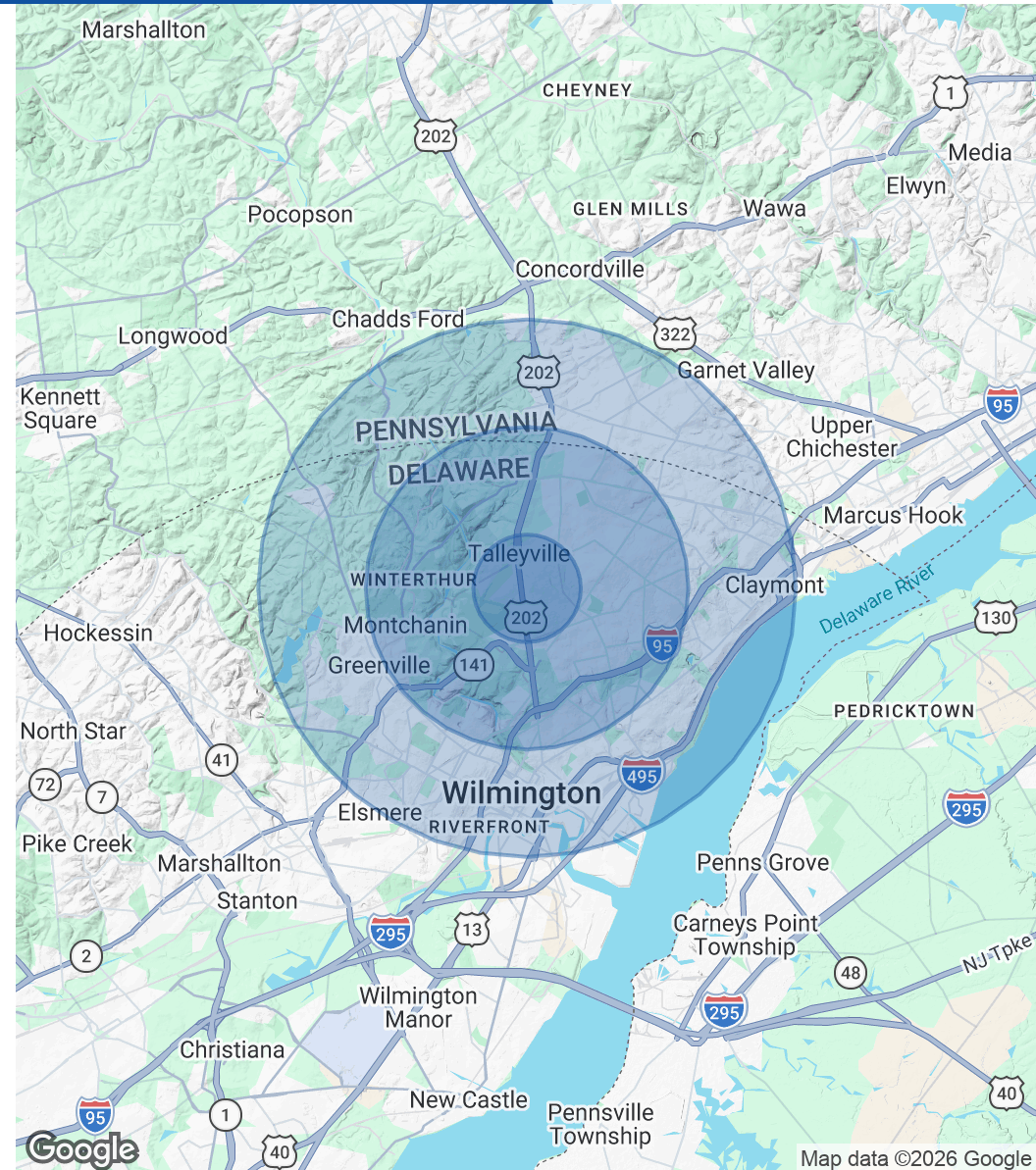
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,639	59,596	184,264
Average Age	42.1	45.4	42.4
Average Age (Male)	39.2	43.2	39.7
Average Age (Female)	44.0	47.4	44.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,480	24,989	78,272
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$210,827	\$156,618	\$122,957
Average House Value	\$459,209	\$463,468	\$402,306

2023 American Community Survey (ACS)



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