

Middle, Eady, Kenwood, Woodbury Ave, Elyria, OH 44035

MLS#: **5115508**

Prop Type: **Commercial Sale**

Status: **Active**

Sub Type: **Mixed Use**

Recent: **04/18/2025 : New Listing**

List Price: **\$1,495,000**
DOM/CDOM: **6/6**



List Dt Rec: **04/18/2025**

List Date: **04/17/2025**

Lot #:

Contg Dt:

Unit:

Pend Dt:

County: **Lorain**

Off Mkt Dt:

Close Dt:

[Supplements \(1\)](#)

Exp Dt: **10/17/2025**

Parcel ID: **TX** [10-00-003-119-035](#) [06-25-013-102-008](#) [06-25-013-101-013](#)
[06-25-013-101-016](#) [06-25-014-103-025](#)

Twp: **Elyria**

Subdiv: **Id Faxon Trustees Allotment**

School Dist: [Elyria CSD - 4706](#)

Yr Built: **1940/Public Records**

SqFt Total: **23,812**

\$/SqFt: **\$62.78**

Map:

Directions: **Corner of Woodbury and Kenwood, 1843 Middle and 158 Eady**

Legal/Taxes

Taxes: **\$17,839** Tax Year: **2023** Assessment: **No** Homestead:
Legal: **OL3**
Annual RE Tax: Zoning:

General Information

Approx Fin SqFt: **23,812/Realist**
Office SqFt: Lot Size (acre): **1.59** DriveIn Door Max Hgt:
Residential SqFt: Lot Size Source: **Realist** Drive In Door Min Hgt:

Features

Heating: **Gas** Cooling:
Addl SubType: **Investment Portfolio**

Remarks:

Being sold as an Investment Portfolio - see supplements for list of 9 properties, 11 units. This great opportunity of flex space, mixed use, residential, apartments and warehouse all full with yearly and multi year tenants in place, some for 25 years. Brings in great cash flow and low maintenance properties and tenants. One of a kind portfolios for investor. Potentially certain properties can be broken off of the portfolio and sold separately. Following properties to be included in the sale of the portfolio: 158 Eady - PP# 06-25-012-102-024 - garage 1500sqft ; 1843 Middle - PP# 10-00-003-119-035 - garage 6000sqft ; 114 Kenwood - PP# 06-25-013-102-008 - garage 2560sqft ; 157 Kenwood - PP# 06-25-013-101-013 & 06-25-013-101-014 - garage, office, warehouse, lot 3344sqft ; 165 Kenwood - PP# 06-25-013-101-016 - garage/warehouse blue bldg 1920sqft, brown bldg 2120sqft ; 165.5 Kenwood - PP# 06-25-013-101-017 - lot, garage, office 400sqft ; 154 Woodbury - PP# 06-25-014-103-025 & 06-25-014-103-026 - garage, 2 apts 3552sqft ; 158 Woodbury - PP# 06-25-014-103-021 - garage/warehouse 1600sqft ; 164 Woodbury - PP# 06-25-014-103-022 - house 3 bed, 1 bath 816sqft

Agent/Broker Info

List Agent: [Roger L Nair \(2011001849\)](#) List Office: [Keller Williams Elevate \(2717\)](#)
Contact #: **330-350-0016** Office Phone: **440-572-1200**
LA Email: rnairair@aol.com Office Fax: **440-572-1201**
LA License #: **OH SAL.2011001849** Brokerage Lic: **2005016347**
Attrib Cnt: rnairair@aol.com **330-350-0016**
Waived Agt: **No**

Showing

Showing Contact: **330-350-0016** Type: **Listing Agent**
Showing Rqmts: **Call Listing Agent, Text Listing Agent**
Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name: Owner Phone: Owner Agent: **Yes** Warranty:
Listing Agreement: **Exclusive Right To Sell** Listing Service: **Full Service**
Listing Contract Date: **04/17/2025** Expiration Date: **10/17/2025** Purchase Contract Date:
Possession: **Time of Transfer** Orig List Price: **\$1,495,000**
Special Listing Conditions: **Standard**
Online Bidding: **No**
List Terms: **1031 Exchange**
Broker Remarks: **Brings in \$154,500 annually. Seller has to do a 1031 exchange.**

Prepared By: Roger L. Nair

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 04/23/2025 09:56 AM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

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Mixed Use SqFt: **0** Bsmt: Yr: **1940** Acres: **1.59** **\$1,495,000**



1843 Middle 1



1843 Middle 2



1843 Middle 3



1843 Middle 4



1843 Middle 5



158 Eady 1



114 Kenwood 1



114 Kenwood 2



157 Kenwood 1



157 Kenwood 2



157 Kenwood 3



165 Kenwood 1



165 Kenwood 2



165 Kenwood 3



165 Kenwood 4



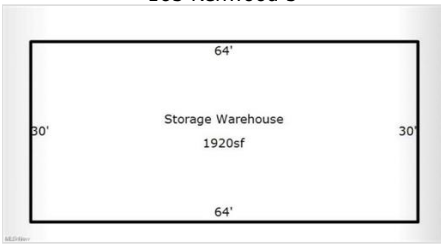
165 Kenwood 5



165 Kenwood 6



165 Kenwood 7



165 Kenwood 8



165.5 Kenwood 1



165.5 Kenwood 2



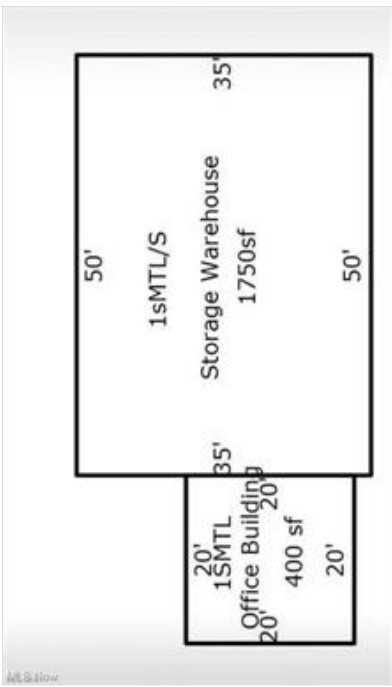
165.5 Kenwood 3



165.5 Kenwood 4



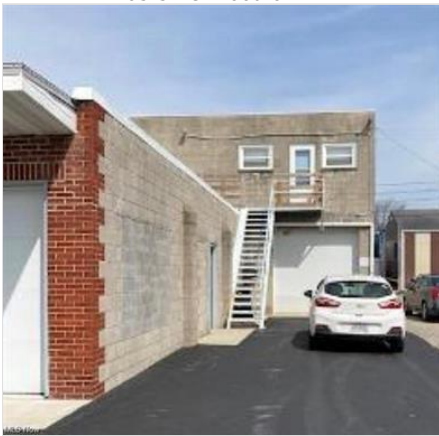
165.5 Kenwood 5



154 Woodbury 1



154 Woodbury 2



Front of Structure



154 Woodbury 4



154 Woodbury 5



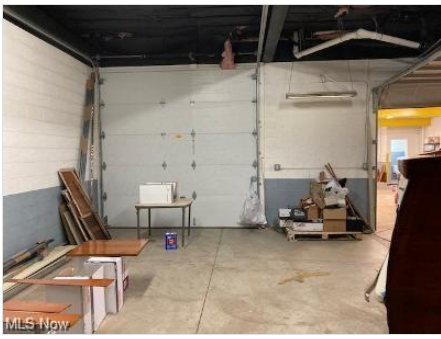
154 Woodbury 6



154 Woodbury 7



154 Woodbury 8



154 Woodbury 9



154 Woodbury 10



154 Woodbury 11



154 Woodbury 12



154 Woodbury 13



154 Woodbury 14



154 Woodbury 15



154 Woodbury 16



154 Woodbury 17



158 Woodbury 1



158 Woodbury 2



158 Woodbury 3



158 Woodbury 4



164 Woodbury 1



164 Woodbury 2



164 Woodbury 3



164 Woodbury 4

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