

## FOR SALE: 14 Unit Multifamily Investment Opportunity

160-188 Bernower Ave SW & 2842-2848 Connecticut St. Massillon, OH 44646



### Summary

Sale Price:	\$1,050,000
Parcel Number:	4300768
Occupancy:	100%
Utilities:	Separately Metered Gas, Electric & Water
Year Built:	1972
Current Projected NOI:	\$64,992
Average Rent/Mo:	\$619
Target Market Rent/Mo:	\$800
Parking:	"In-Common" Surface/Lot
Apartment Mix:	(x10) 2BD & 1 Bath

### Location

Located on Bernower Ave SW and Connecticut St just South of Route 172 in Massillon, Ohio. Close proximity to Route 21 and within the Perry local school district.

### Features

Rare opportunity to acquire five duplexes and one 4 Unit (14 units total) on one parcel in Massillon. Low maintenance exteriors and no common areas help to keep upkeep and maintenance costs low. Tenants pay electric, gas and water (all separately metered). Plenty of upside potential in rental income. Confidential offering, do not approach tenants.

