

# ABSOLUTE AUCTION

TUESDAY, SEPTEMBER 30, 2025  
Live Auction W/ Online Bidding Available



REAL ESTATE



LOCATED IN SHAKER HEIGHTS CITY. AUCTION #1 SELLS AT 12:30 PM



Huge opportunity to own a well-maintained 9-unit brick apartment complex in a prime location just a block from Shaker Square! Garden style building built in 1922.

#### Property Features.

- Three (1 Bedroom, 1 Bath) units
- Six (3 Bedroom, 2 Bath) units
- Wood floors throughout
- Each unit is equipped with stove & refrigerator
- Separately metered electric
- Common laundry area w/ Bluetooth washer and dryers
- Paved off-street parking
- Hot water boiler heat

Each tenant pays a \$75 monthly admin. fee that includes: cable, Wi-Fi, water, trash, and sewer.

#### Strong Rental Income.

- Current rent roll: \$8,450/month (with 2 vacancies)
- Potential income: \$11,350/month

#### Excellent Location.

Close to Shaker Square dining, shopping & entertainment, plus public transportation including the University CircleLink Shuttles serving Case Western Reserve & John Carroll University.

Extremely well-maintained property with a strong rental history!

Cuyahoga County Parcel #144-13-005.

ATTENTION INVESTORS  
TWO 9-UNIT  
BRICK APARTMENT  
BUILDINGS  
18 UNITS TOTAL

Cleveland, OH, Cuyahoga Co.

AUCTION #1: 2646 NORTH  
MORELAND BOULEVARD  
CLEVELAND, OH 44120

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accurate but not guaranteed.  
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Scan for auction  
details, including  
directions.

Absolute Auction.  
All sells to the  
highest bidders  
on location.





**LOCATED IN LITTLE ITALY. AUCTION #2 SELLS AT 2:30 PM**



Huge opportunity to own a well-maintained 9-unit brick apartment complex in the heart of Little Italy! Garden style building built in 1905.

#### Property Features.

- One studio (1 bath) unit
- Two (1 bedroom, 1 bath) units
- Six (2 bedroom, 1 bath) units
- Each unit is equipped with stove & refrigerator
- Separately metered electric and gas (tenants pay)
- Common laundry area w/ Bluetooth washer and dryer
- Off-street parking area
- Gas forced air furnace and hot water tank in each unit

Each tenant pays a \$50 monthly admin. fee that includes: cable, Wi-Fi, water, trash, pest control, and sewer.

#### Strong Rental Income:

- Current rent roll: \$6,330.45/month (with 3 vacancies)
- Potential income: \$11,000/month

#### Excellent Location:

In the heart of Little Italy with dining, shopping & entertainment, plus public transportation including the University CircleLink Shuttles. Walking distance to Case Western Reserve and University Hospital.

Extremely well-maintained property with a strong rental history!

Cuyahoga County Parcel #121-04-0606.

Call today for details and to learn how to purchase this property at auction!

Please respect the tenants privacy. Units will be open 1 hour prior to auction for inspection.

**Terms On Real Estate:** 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.



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**AUCTION #2: 2050 EAST 125TH STREET (FAIRVIEW), CLEVELAND, OH 44106**



REALTORS  
AUCTIONEERS  
ADVISORS

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