



FOR SALE

BROADWAY AVENUE MIXED-USE PROPERTY

707-719 BROADWAY AVENUE, BEDFORD, OHIO 44146

Offering Memorandum Teaser



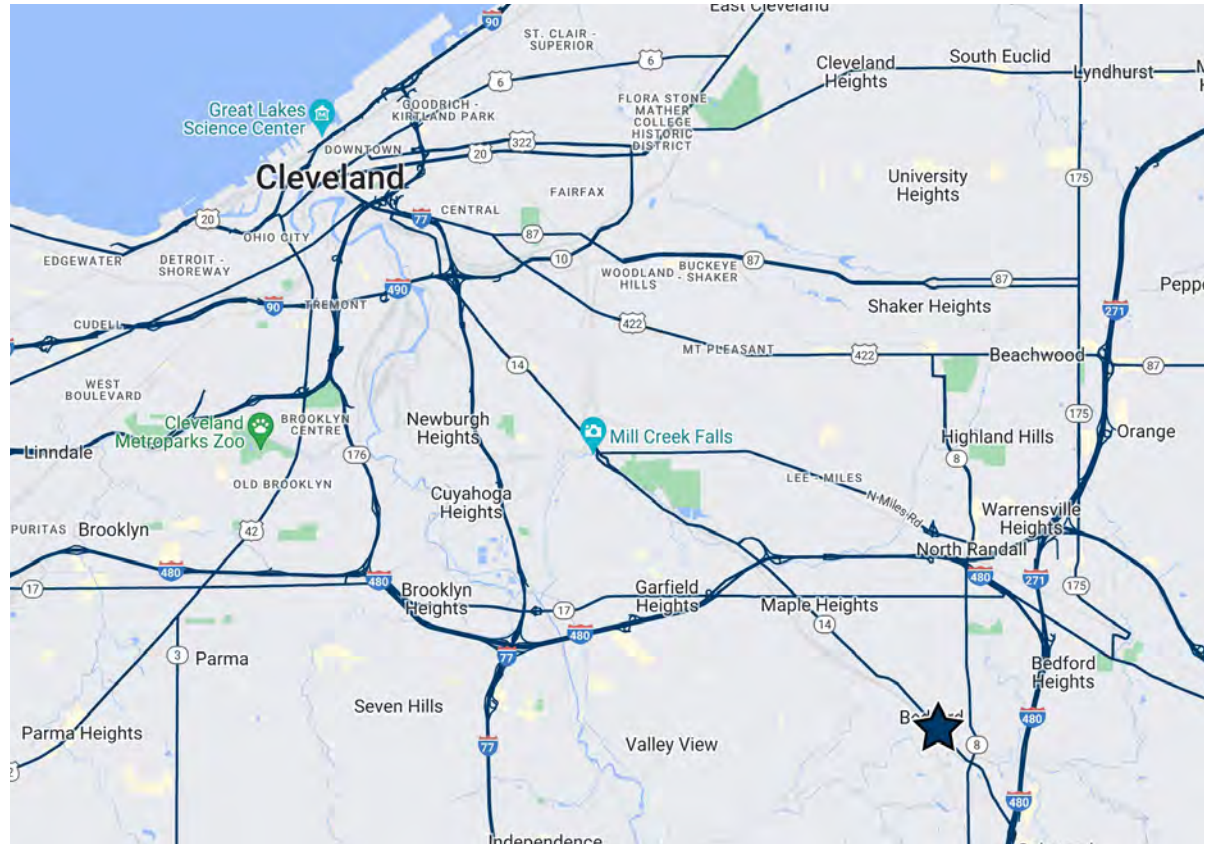
707-719 BROADWAY AVENUE

OPPORTUNITY

This mixed-use retail and apartment building in the heart of the historic Bedford commercial district is on the market for the first time in decades. This property offers a compelling opportunity for an investor to capitalize on significantly below market rents and upgrade the units on both the retail and apartment units. This value-add building benefits from the walkable commercial district of downtown Bedford, the free and readily available parking, access to easy transit, and marketable unit sizes.

What Other Experts Are Saying...

Successful real estate investors know how to make money in any market cycle, which is one reason people are investing in Cleveland rental property. Cleveland is one of the most recession-resistant markets in the U.S., according to Crain's Cleveland Business.



707-719 BROADWAY AVENUE



Address	707-719 Broadway Ave Bedford, Ohio 44146
Building SF	12,640
Year Built	1925 (2018 Reno)
# of Floors	2
# of Apt Units	11
# of Retail Units	6
Parking	18 Surface <i>City Controlled</i>
Occupancy	75%

PROPERTY HIGHLIGHTS

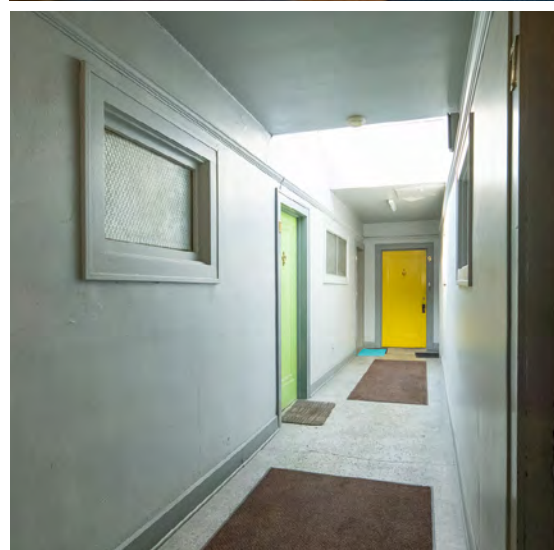
- Mixed-use building with 11 apartments and 6 retail storefronts.
- Prominently located in the commercial district in historic Bedford directly across from Bedford Public Square.
- Perfect value-add opportunity for an investor with significantly below market rents.
- Recent improvements include new boiler, new gutters, tuck pointing, and more!
- Current NOI: \$34,260/year
- Priced to sell at \$595,000 (\$47/SF)

Type	# of Units	Avg SF	Avg Rent
Studio	8 (1 Available)	600 SF	\$400
2 Bed/1 Bath	3 (2 Available)	800 SF	\$500

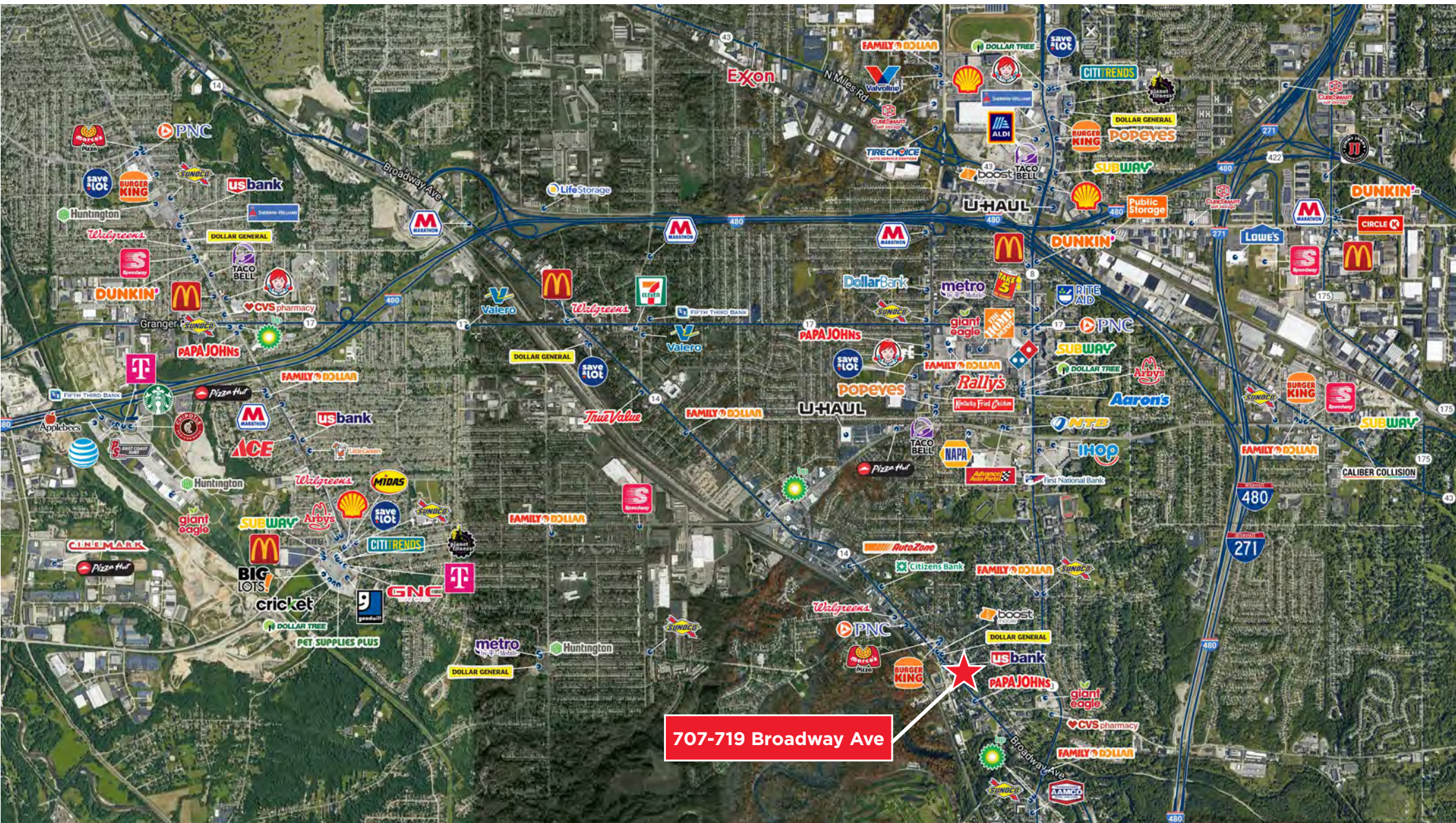
RETAIL UNITS



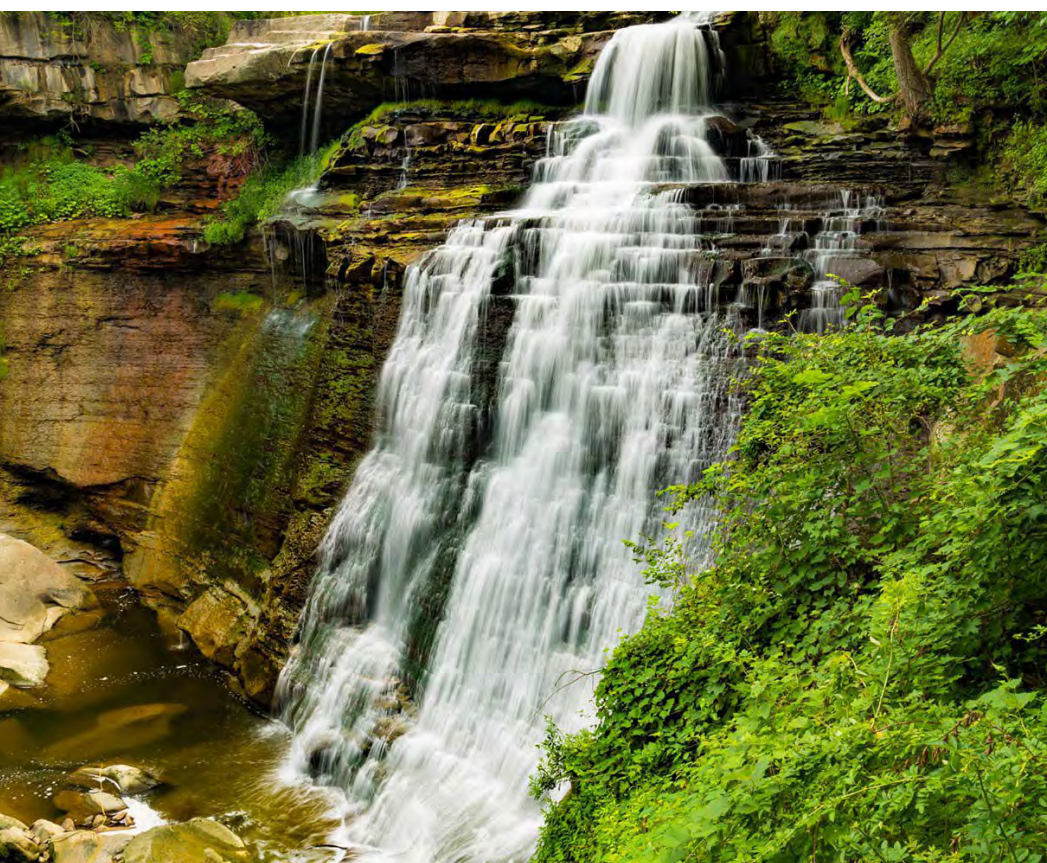
RESIDENTIAL UNITS



707-719 BROADWAY AVENUE



707-719 Broadway Ave



BEDFORD

Situated just 12 miles southeast of Cleveland and 24 miles north of Akron with convenient easy access to several interstates.

Bedford is located less than 30 minutes from “everywhere” - the Cleveland Airport, world class health care, world-renowned arts and music, beautiful Lake Erie, fine dining, the Cleveland Zoo, professional sports, farmers markets, Cuyahoga Valley Scenic Railroad, universities and colleges, gateway to the Cuyahoga Valley National Park System, Cleveland Metroparks and many historic sites.

Come visit the many waterfalls throughout Bedford Reservation while bicycling on the many bike paths and enjoy a game of golf. You can experience the beautiful “older” homes in family neighborhoods with trees lining the streets in our own presidential area, a beautiful Town Square where residents gather around the Gazebo starting in the summer with our Parties in the Park and Festivals and ending with the traditional Tree Lighting Ceremony our beautiful square decorated and lit throughout the Christmas season. Stop for a cup of coffee or browse the shops on the main street through our own historic downtown where you can walk and sit in the beautiful City square where you can visit the Veteran’s Park and to honor those that served.

FOR SALE

BROADWAY AVENUE MIXED-USE PROPERTY

707-719 BROADWAY AVENUE, BEDFORD, OHIO 44146

DAVID LEB
Vice President
dleb@crescorealestate.com
+1 216 525 1488

CONOR COAKLEY
Senior Vice President
ccoakley@crescorealestate.com
+1 216 232 4102

Cushman & Wakefield | CRESCO
3 Summit Park Drive, Suite 200
Cleveland, OH 44131
crescorealestate.com

Offering Memorandum Teaser



**CUSHMAN &
WAKEFIELD**



©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.