

Mixed Use Property for Sale

861 WOOSTER ROAD W, BARBERTON, OH 44203



Overview

For sale- Income producing stand-alone mixed use building. The building is composed of a street level restaurant/bar (currently vacant), and an upper level with 2 apartments: one bed/one bath, two bed/one bath. All utilities including water are separated. Features include a fully operating commercial kitchen, newer roof, well maintained mechanicals, A/C, basement, easy access on hard corner and to interchanges. All FF&E are included.

Potential to obtain the adjacent city owned lot directly to the west; additional parking.

Ideal for an owner/operator to earn passive income or an investor to convert to multifamily and/or retail/services.

Simple Pro-Forma:

Income - \$37,500

Expenses - \$7,000

NOI - \$30,500

Cap Rate - 13%

Highlights

- Income Producing
- Lower Level Restaurant/Bar, Upper Level Apartments
- Conversion Potential (Multifamily or Retail/Services)
- Separated Utilities including Water
- New Roof (+/- 5 Years)
- FF&E Included
- Fully Operating Commercial Kitchen
- Hard Corner
- On Bus Route

Property Details



Sales Price
\$229,000



Lot Size
0.1465 Acres



Building Size
5,800 SF



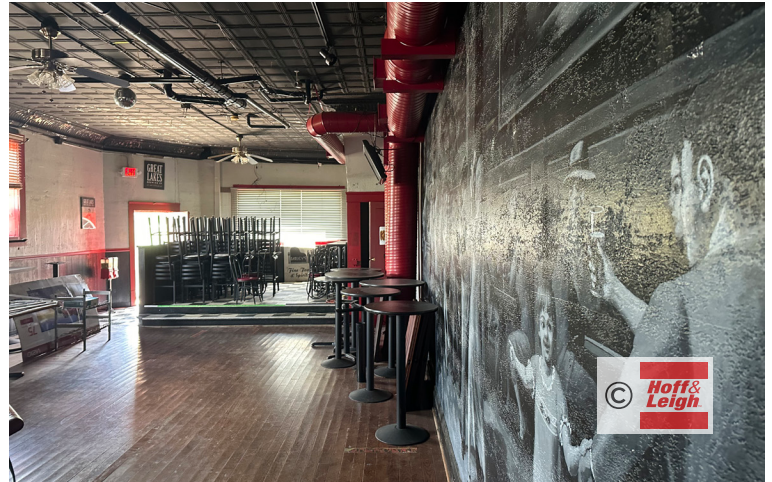
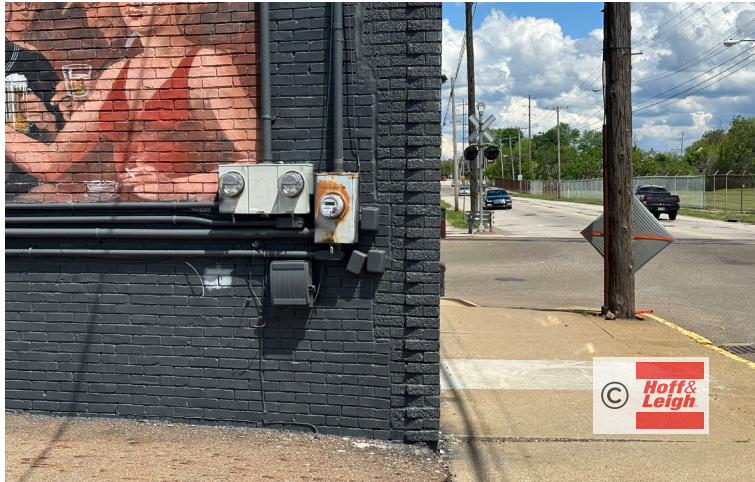
Zoning
C-2 Neighborhood
Commercial District

Rev: May 21, 2024



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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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UPPER LEVEL



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DEMOGRAPHICS



38,005
Population



43.8
Median Age



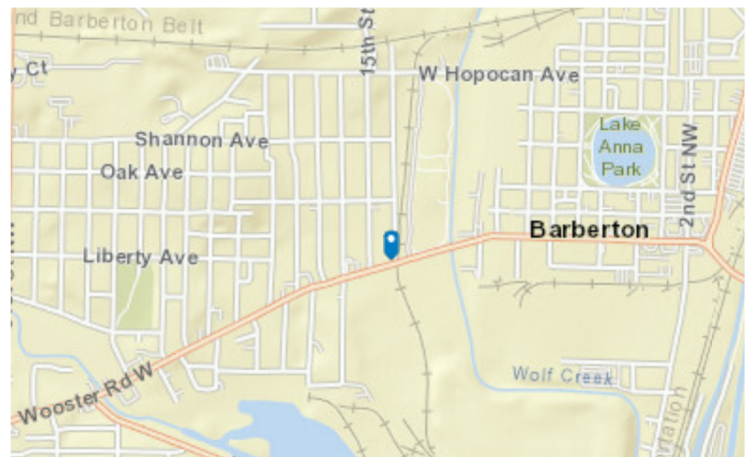
2.3
Average
Household Size



\$51,531
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
14th St NW	11,108	0.0
9th St NW	9,952	0.3
Wooster Rd W	1,123	0.3
Lindbergh Ave	10,510	0.3
Shannon Ave	1,164	0.3



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