

SALE

4225 & 4245 U.S. 23

4225 & 4245 U.S. 23 Delaware, OH 43015



OFFERING SUMMARY

Sale Price:	\$465,000
Lot Size:	1.48 Acres
Number of Units:	4
Cap Rate:	7.42%
NOI:	\$34,503

PROPERTY OVERVIEW

Mixed-use income producing property on high-visibility US-23 in Delaware, OH, featuring an auto shop with fenced yard plus three residential units on approximately 1.48 acres. The asset offers diversified cash flow, updated mechanicals (HVAC, hot water tanks, upgraded septic), and clear value-add upside through cosmetic improvements and future rent increases—ideal for an investor or owner-operator seeking stable income with room to grow. This property is agent owned.

PROPERTY HIGHLIGHTS

- Four income streams on one site: auto shop + three residential units
- High-visibility US-23 frontage with easy access and strong traffic for commercial use
- Approx. 1.48-acre site with fenced yard, outdoor storage potential, and future flexibility
- Immediate cash flow with value-add upside through rent increases and cosmetic improvements

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ASPIRE REALTY SERVICES

SALE

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Property Type	\$465,000
Property Type	Mixed Use
NOI	\$34,503
Cap Rate	7.42%
Lot Size	1.48 Acres

Positioned directly on busy US-23 just north of Delaware, this unique mixed-use property combines stable cash flow with multiple paths for future upside. Spanning roughly 1.48 acres across two parcels, the site includes an operating auto shop with fenced yard plus three residential units, all currently rented.

The front commercial building at 4225 is an approx. 1,872 SF auto shop with two bays, small office space, and a ~0.5 acre fenced yard, ideal for an auto user, contractor, or small business needing outdoor storage. Behind it sits 4225 Rear, a 3-bedroom, 1.5-bath, ~1,600 SF modular home featuring new LVT flooring and freshly painted paneling for a clean, contemporary look, with additional cosmetic upside remaining.

Next door, 4247 is a 800 sf 2-bedroom, 1-bath single-wide mobile home, and 4245 is a 1575 sf 4-bedroom, 2-bath brick house with strong bones, newer flooring, and simple cosmetic updates still to be completed (cabinets, counters, appliances), offering clear value-add potential for the next owner.

Major capital items have already been addressed. All units have updated HVAC systems and hot water tanks, and the septic lines have been replaced and upgraded to Schedule 40 PVC to reduce the risk of backups and future maintenance headaches. Flooring has been updated in 4245, 4247, and 4225 Rear, providing a solid, low-hassle foundation for continued income.

With four streams of income from commercial and residential tenants, modernized mechanicals, and plenty of upside in rents and cosmetics, this property is a rare opportunity for an investor or owner-operator seeking cash flow today and room to grow tomorrow on a highly visible US-23 corridor.



- Four income-producing units: auto shop + 3 residential homes on approx. 1.48 acres
- Updated HVAC systems and hot water tanks in all units – major mechanicals already done
- Auto shop (4225): ~1,872 SF with two bays, office, and ~0.5 acre fenced yard – ideal for auto, trades, or storage user
- Three residential units:
 - 4225 Rear – 3BR/1.5BA modular, 1,600 SF, new LVT flooring in bedrooms (2025), new appliances (2025), and furnace (2024)
 - 4247 – 2BR/1BA 800 sf single-wide mobile home, new HWT (2025), Flooring (2024), and bathroom (2023)
 - 4245 – 4BR/2BA 1575 sf brick home with strong bones, new LVT flooring (2023), carpet (2023), updated electric panel (2024), stainless appliances (2024), HWT (2022)

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RENT ROLL

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
4245	4	2	1,575 SF	\$1,025	\$0.65	\$1,650	\$1.05	\$1,025	MTM	MTM
4225 (Flex)	-	1	1,832 SF	\$1,500	\$0.82	\$1,700	\$0.93	\$1,500	TBD	-
4225 (rear)	3	1.5	1,600 SF	\$1,100	\$0.69	\$1,300	\$0.81	\$1,100	TBD	-
4247	2	1	800 SF	\$700	\$0.88	\$700	\$0.88	-	MTM	MTM
TOTALS			5,807 SF	\$4,325	\$3.04	\$5,350	\$3.67	\$3,625		

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PRO FORMA

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INVESTMENT OVERVIEW

Price	\$465,000
CAP Rate	7.42%

OPERATING DATA

Gross Scheduled Income	\$51,900
Total Scheduled Income	\$51,900
Vacancy Cost	\$2,595
Gross Income	\$49,305
Operating Expenses	\$14,802
Net Operating Income	\$34,503

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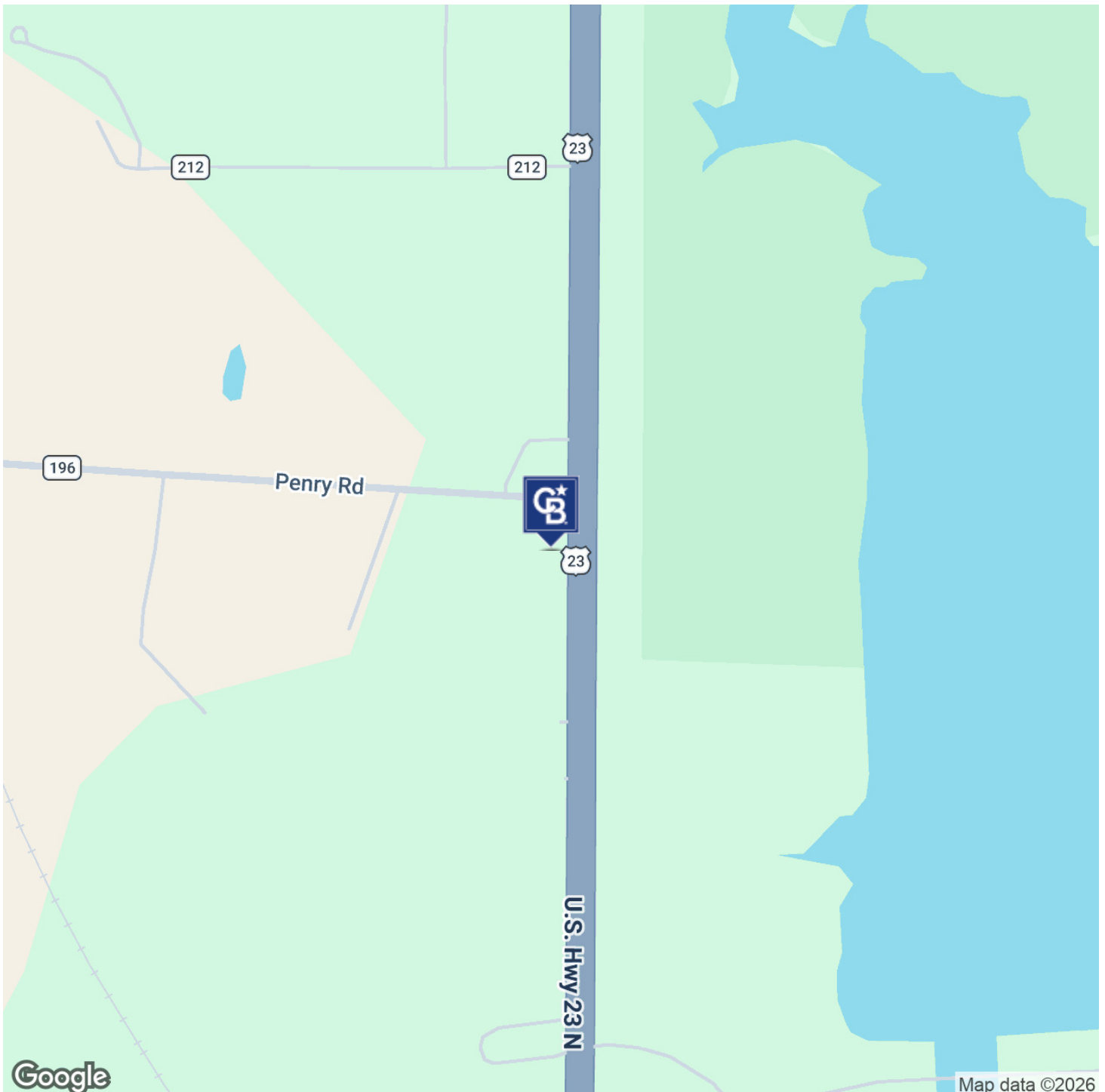


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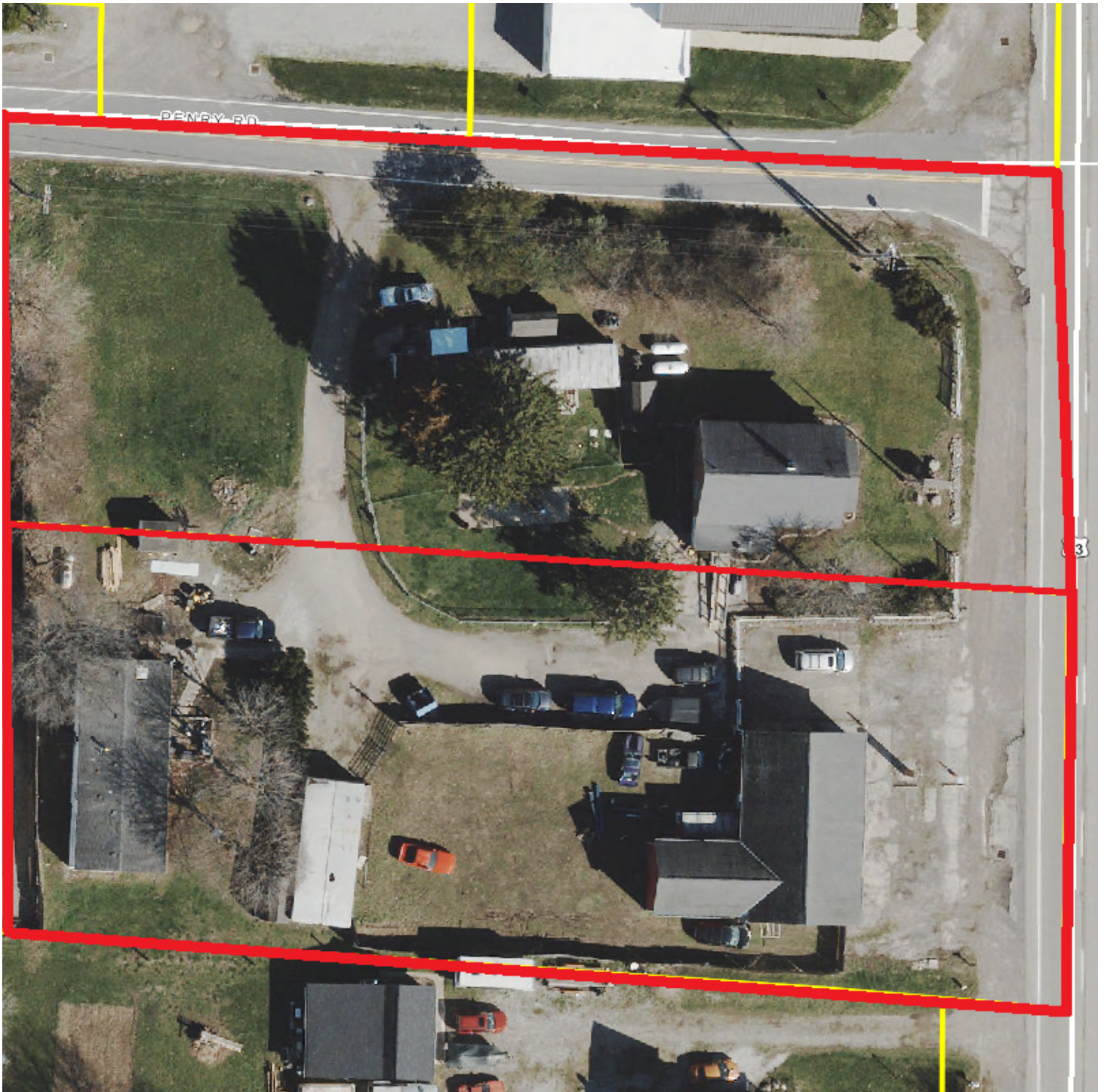


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AERIAL

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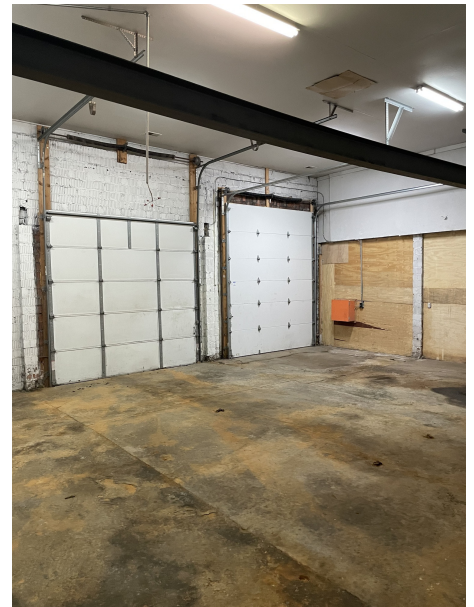


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4225 REAR

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4245

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**COLDWELL BANKER
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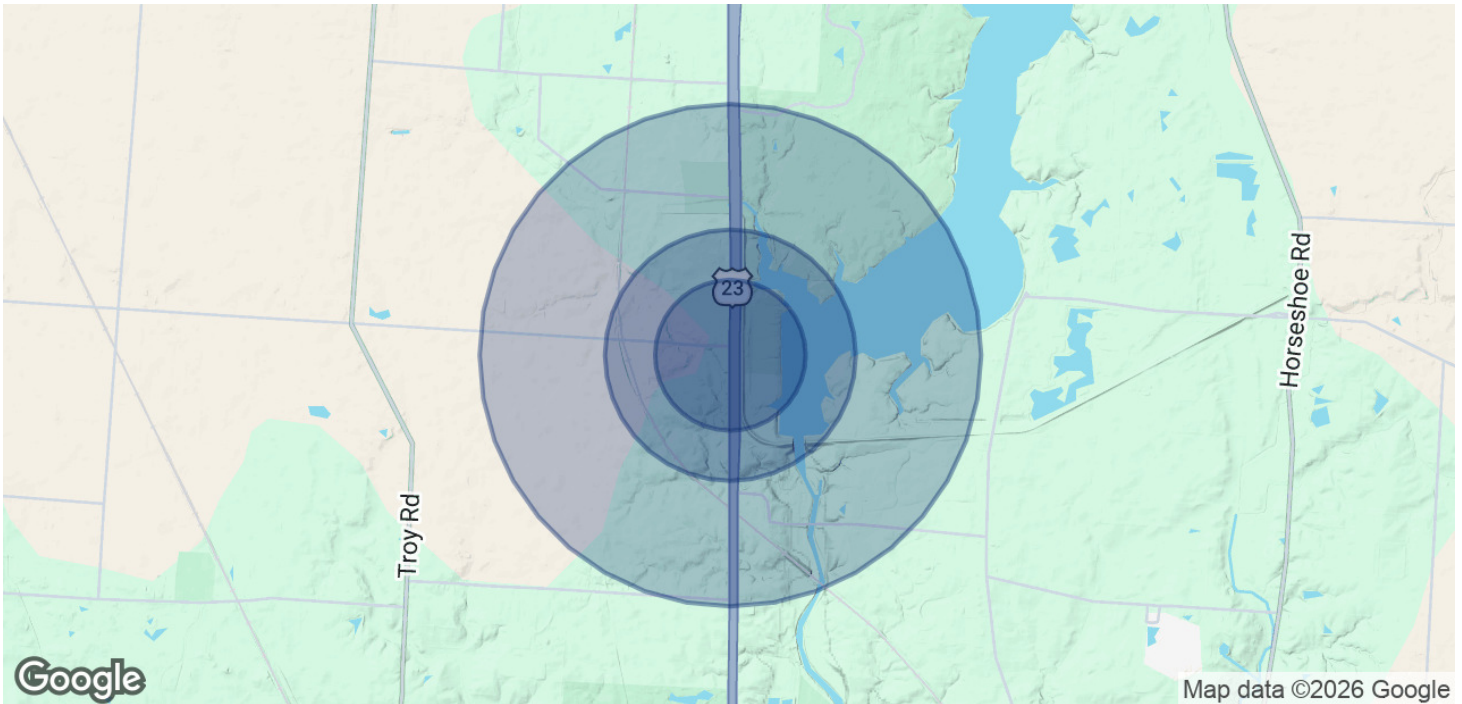


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	52	113	272
Average Age	43	43	43
Average Age (Male)	43	43	43
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	43	104
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$108,459	\$108,333	\$105,975
Average House Value	\$408,845	\$408,731	\$406,603

Demographics data derived from AlphaMap

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