

FOR SALE

656-658 Broadway Avenue

BEDFORD, OHIO 44146

PRICE REDUCED



656-658 Broadway Avenue is an all brick two story commercial building located in the Historic District of downtown Bedford. This historic building is part of the Broadway Avenue Historic District, a commercial area located in downtown Bedford, Ohio. This district area includes 43 buildings constructed between 1888 and 1930. The commercial district was added to the National Register of Historic Places on October 18, 1988.

The building is currently 100% occupied with one (1) retail tenant on the first floor and three (3) occupied apartments on the second floor. The property has had ongoing renovations since 2014. The building totals 2,946 SF with a full basement. The main tenant is Guy's pizza which just signed a 3 year lease and three (3) recently renovated apartments on the second level.

PLEASE DO NOT CONTACT TENANTS.

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CUSHMAN & WAKEFIELD



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656-658 Broadway Avenue - 2018 Pro Forma		
Income		Lease Termination
Apartment A	\$6,300	7/31/2019
Apartment B	\$6,000	3/31/2020
Apartment C	\$6,000	10/31/2018
Guy's Pizza	\$14,400	1/31/2021
Total Income	\$32,700	
Expenses		
Real Estate Taxes	\$4,151	
Insurance	\$1,818	
Water*	\$1,440	
Waste Removal *	\$720	
Electrical	\$780	
Repairs	\$1,500	
Miscellaneous Fees	\$650	
Total	\$11,059	
NOI	\$21,641	

* Shared expense with Guys Pizza

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Map



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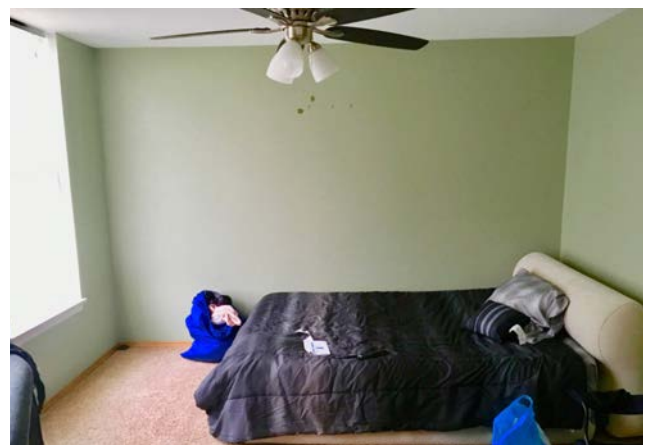
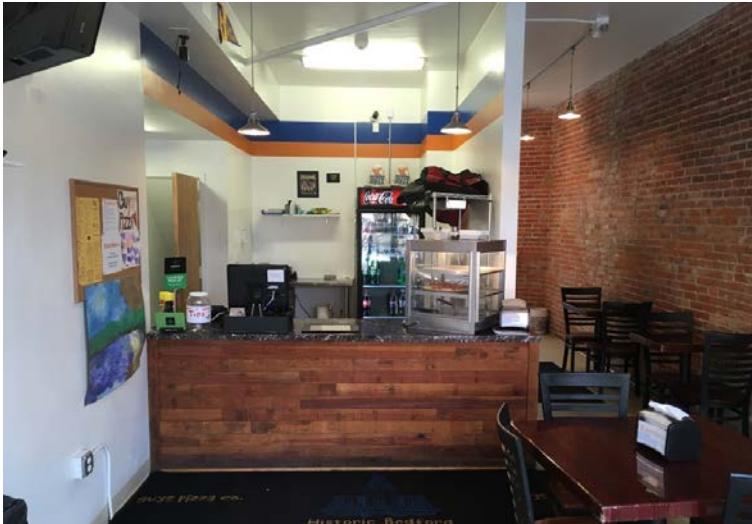
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