WADSWORTH MIXED USE
INVESTMENT PORTFOLIO

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EXECUTIVE **SUMMARY**

Wadsworth Mixed Use
Investment Portfolio

1 110 High St

2 111 Chestnut St / 321 S Main

3 114 College St

4 116 College St

5 Parcel # 040-20A-17-081

6 Parcel # 040-20A-17-082

7 161 N Pardee St

8 191-197 College St

9 City of Wadsworth

10 Overview

MULTI-PROPERTY INVESTMENT PORTFOLIO

This multi-property investment portfolio presents a unique opportunity to acquire a diversified collection of mixed-use, multifamily, retail, and commercial assets throughout Wadsworth, Ohio. The portfolio includes properties along High Street, College Street, Chestnut Street, North Pardee Street, and Main Street, offering a combination of established retail spaces and multifamily housing units.

Several properties feature ground-floor retail with residential units above, while others provide dedicated multifamily housing, creating a diverse tenant and income mix. Together, these strategically located assets provide investors with an opportunity to establish a significant presence in the Wadsworth market through a single, diversified investment offering.

Sale Price $2,300,000

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OWNER FINANCING IS A POSSIBILITY FOR QUALIFIED CANDIDATES

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VIEW OUR OTHER LISTINGS AT WWW.HOFFLEIGH.COM

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110 HIGH STREET

110 HIGH ST, WADSWORTH, OHIO 44281-1855

Wadsworth Mixed Use
Investment Portfolio

PROPERTY DETAILS

PROPERTY TYPE	LOT SIZE	ZONING	PARCEL #
Mixed Use	0.185	Retail	**040-20A-17-077**

OVERVIEW

- 5 Unit Property
- 2 Retail Units: Howard Hanna Real Estate & Kindred Hippie
- 3 MUH Units above Retail Space (s)

111 CHESTNUT / 321 S MAIN STREET

111 CHESTNUT ST, WADSWORTH, OHIO 44281

Wadsworth Mixed Use Investment Portfolio

PROPERTY DETAILS

PROPERTY TYPE

- Multifamily

LOT SIZE

- 0.181

ZONING

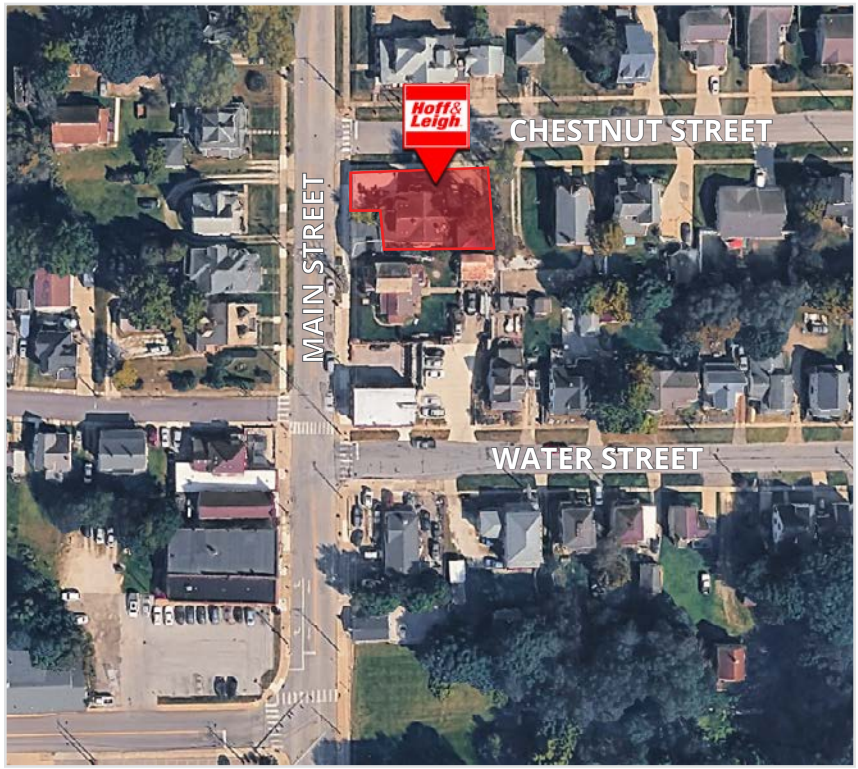
- Residential

OVERVIEW

- 111 Chestnut St. is attached to 321 Main Street with a totaling of 4 MUH units.

PARCEL #

- **040-20D-07-074**



114 COLLEGE STREET

114 COLLEGE ST, WADSWORTH, OHIO 44281-1852

Wadsworth Mixed Use
Investment Portfolio

PROPERTY DETAILS

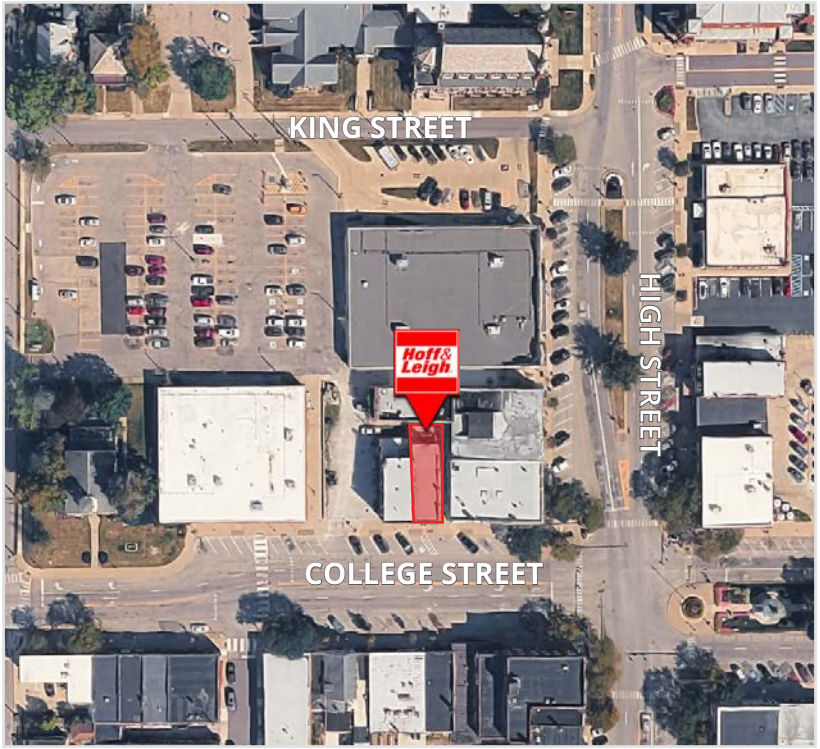
PROPERTY TYPE
- Mixed Use

LOT SIZE
- 0.066

ZONING
- Commercial

OVERVIEW
- 3 Unit Property
- 1 Retail Unit: Wellability
- 2 MUH Units 2nd Floor / Above

PARCEL #
- **040-20A-17-079**



116 COLLEGE STREET

116 COLLEGE ST, WADSWORTH, OHIO 44281-1856

Wadsworth Mixed Use
Investment Portfolio

PROPERTY DETAILS

PROPERTY TYPE
- Mixed Use

LOT SIZE
- 0.038

ZONING
- Commercial

OVERVIEW
- Retail: 1 Unit Galactic Drip
- MUH: 4 Units

PARCEL #
- **040-20A-17-080**

116 COLLEGE ST PARCELS

116 COLLEGE ST, WADSWORTH, OHIO 44281-1856

Wadsworth Mixed Use
Investment Portfolio

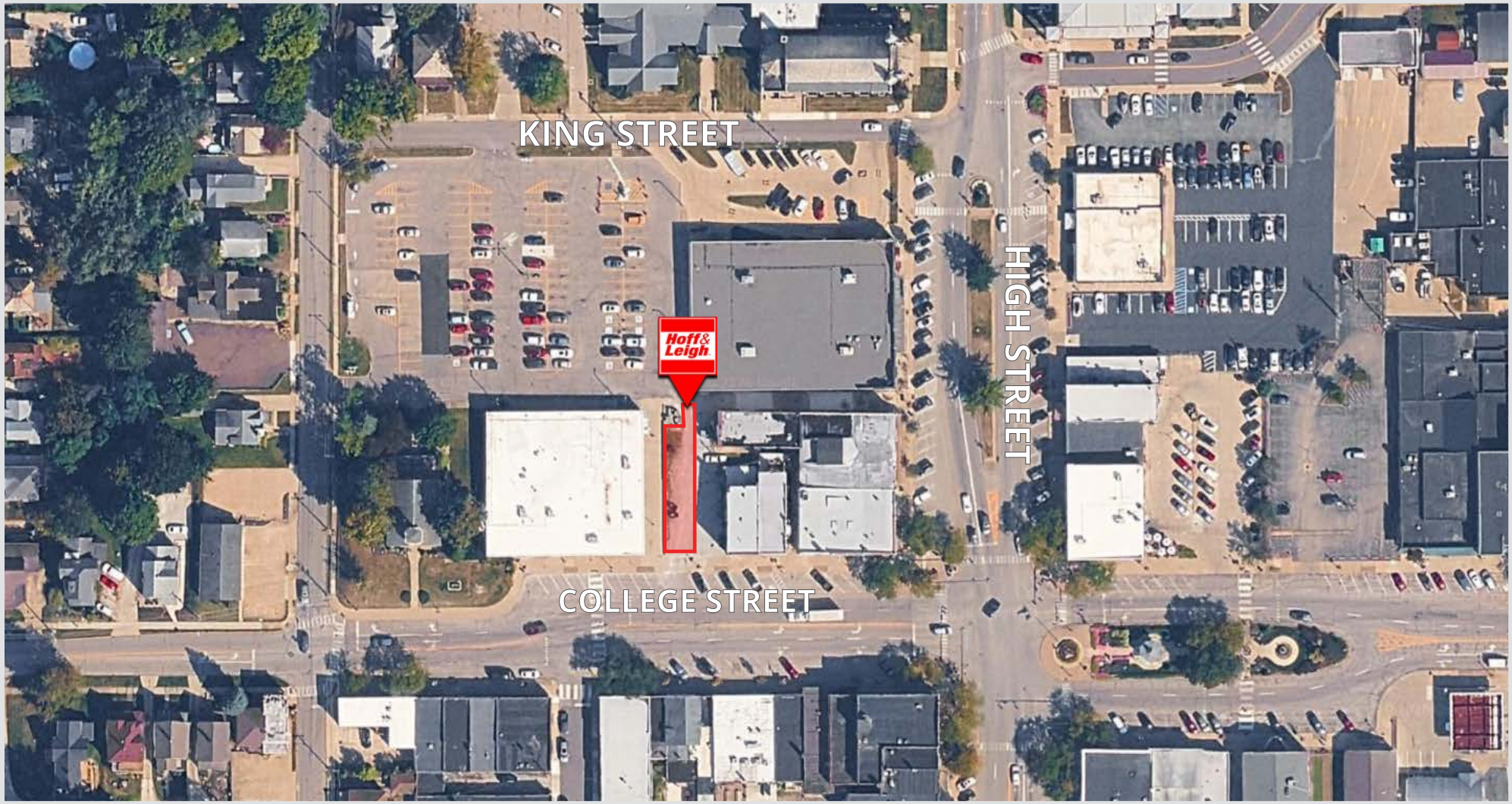
PARCEL # 040-20A-17-081

116 COLLEGE ST PARCELS

116 COLLEGE ST, WADSWORTH, OHIO 44281-1856

Wadsworth Mixed Use
Investment Portfolio

PARCEL # 040-20A-17-082



161 N PARDEE STREET

161 N PARDEE ST, WADSWORTH, OHIO 44281-1548

Wadsworth Mixed Use
Investment Portfolio

PROPERTY DETAILS

PROPERTY TYPE

- Multifamily

LOT SIZE

- 0.152

ZONING

- Residential

OVERVIEW

- 4 Unit MUH, part of a diversified MUH/Retail Commercial City of Wadsworth investment offering.

PARCEL #

- **040-20A-17-073**

191-197 COLLEGE STREET

191-197 COLLEGE ST , WADSWORTH, OHIO 44281-1533

Wadsworth Mixed Use
Investment Portfolio

PROPERTY DETAILS

PROPERTY TYPE

- Mixed Use

LOT SIZE

- 0.307

ZONING

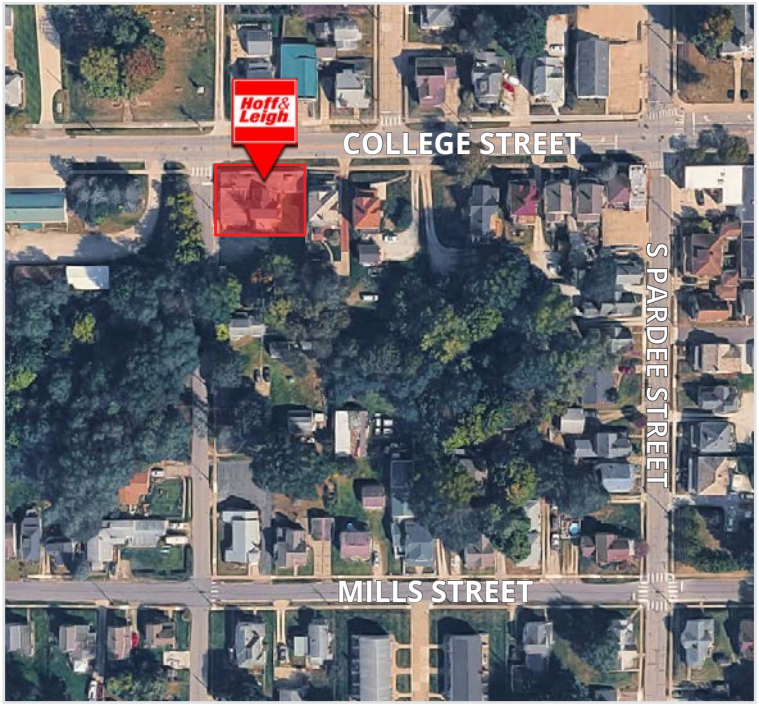
- Commercial

PARCEL #

- 040-20C-04-215

OVERVIEW

- 4 Unit Property
- Retail Units : 2 H&H Contracting
- MUH Units : 2



WADSWORTH HISTORY

From the effort of felling the first tree in 1814 to the exhaustive work of moving Wadsworth forward as waves of people continue to make their homes in our city, Town One, Range Thirteen—as it was known when founded—has grown into a thriving and ever-expanding community. It is a product of generations of people who came here seeking opportunity and a place to call home, drawn to the quaint, small-town atmosphere where they could raise their families away from the congestion and pace of larger urban areas.

An irony, of sorts, is that the very reason so many people have chosen to come to Wadsworth is also what continues to change it. With each new family, business, neighborhood, and generation, the community evolves while still holding on to the character and traditions that have defined it for more than two centuries. Perhaps the Dean and Durham families reflected similarly when they watched the third family arrive, wondering how their young settlement might change as others followed.

Growth has always been part of Wadsworth's story. The landscape may look different, and the challenges and opportunities may change with each generation, but the community continues to move forward because of the people who choose to invest their lives here. Whatever the case, today's activities will become tomorrow's history, just as the efforts of those who came before us have become part of the story we tell today. And so it will always be.

CLICK TO LEARN MORE

OVERVIEW

Wadsworth Mixed Use
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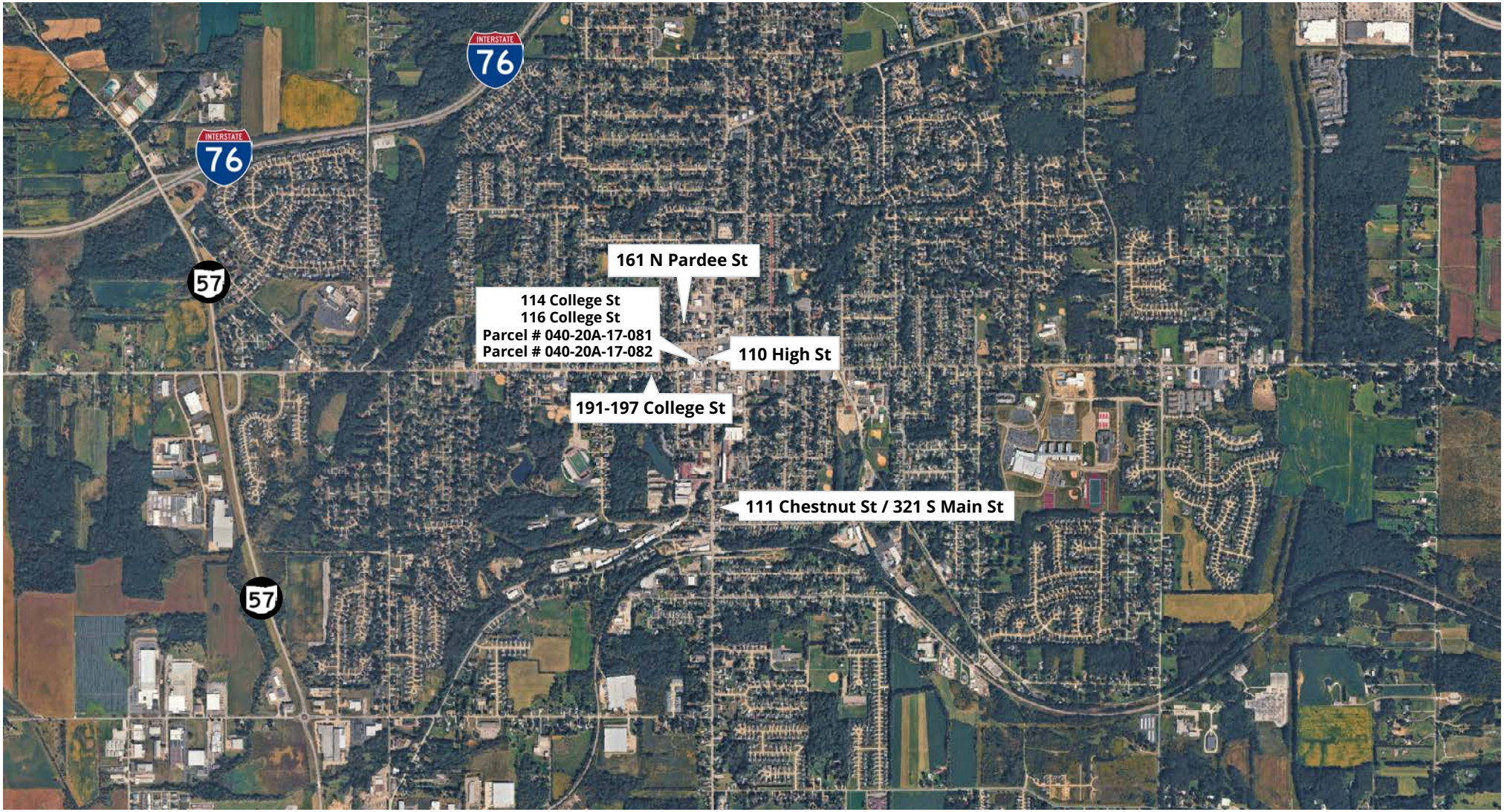

Total Annual Property Taxes: $32,937.00