



# Utica Portfolio

N Main St, Utica, OH 43080



## Offering Summary

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Sale Price:    | \$490,000                                                                                             |
| Building Size: | 6,015 SF                                                                                              |
| Lot Size:      | 2.52 Acres                                                                                            |
| Units:         | 3                                                                                                     |
| Zoning:        | Multi-Family<br>Single Family<br>General Business                                                     |
| APN:           | 077-353328-01.000<br>077-356298-00.000<br>077-356292-00.000<br>077-359328-00.000<br>077-359346-00.000 |

## Property Overview

Unique investment portfolio opportunity featuring 6,015 total SF across 2.66 acres with a versatile zoning mix of Multi-Family, General Business, and Single-Family. The offering includes multiple residential properties, a commercial building, and a vacant lot, creating flexibility for income generation and long-term growth. Well-positioned for multifamily, residential rental, or commercial investors. Tenant occupied; curb offers only. Please do not disturb tenants.

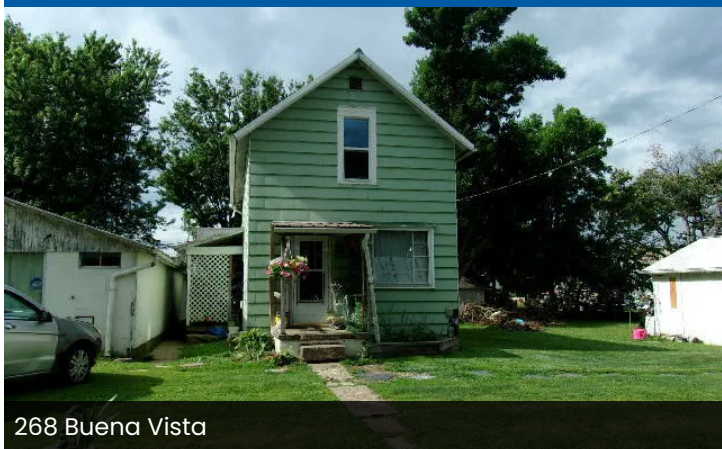
## Property Highlights

- 268 Buena Vista | 1,104 SF | 0.08 acres | 2 bed | 1 bath
- 403 N Main St | 2,077 SF | 1.17 acres | 3 bed | 1.5 bath
- 409 N Main St | 2,834 SF | 1.14 acres | 3 bed | 2.5 bath
- Vacant lot | 0.129 acres

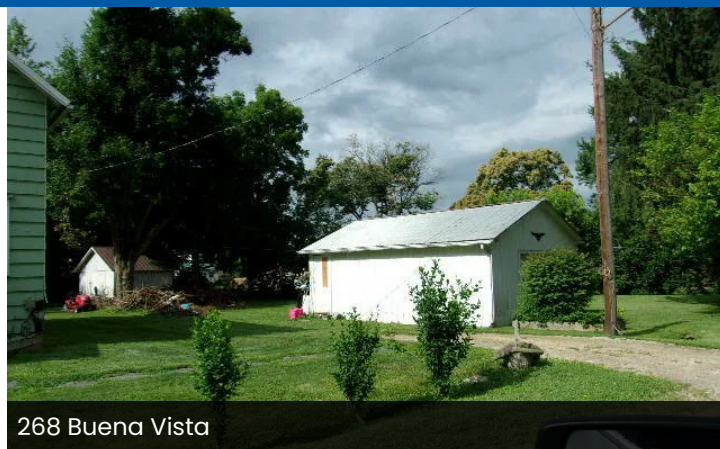


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268 Buena Vista



268 Buena Vista



268 Buena Vista



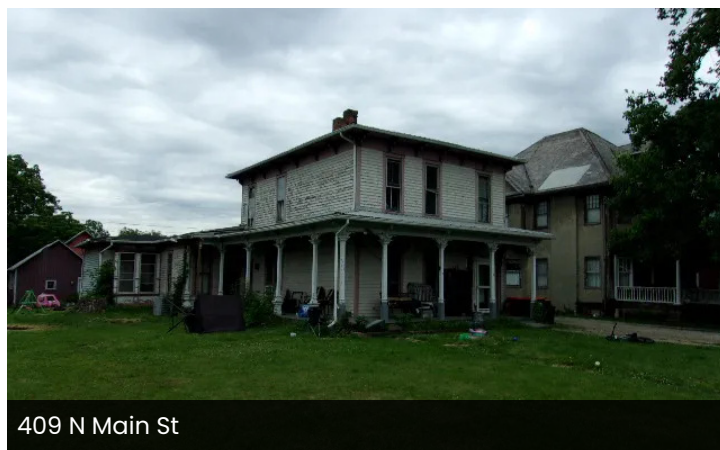
403 N Main St



403 N Main St



403 N Main St

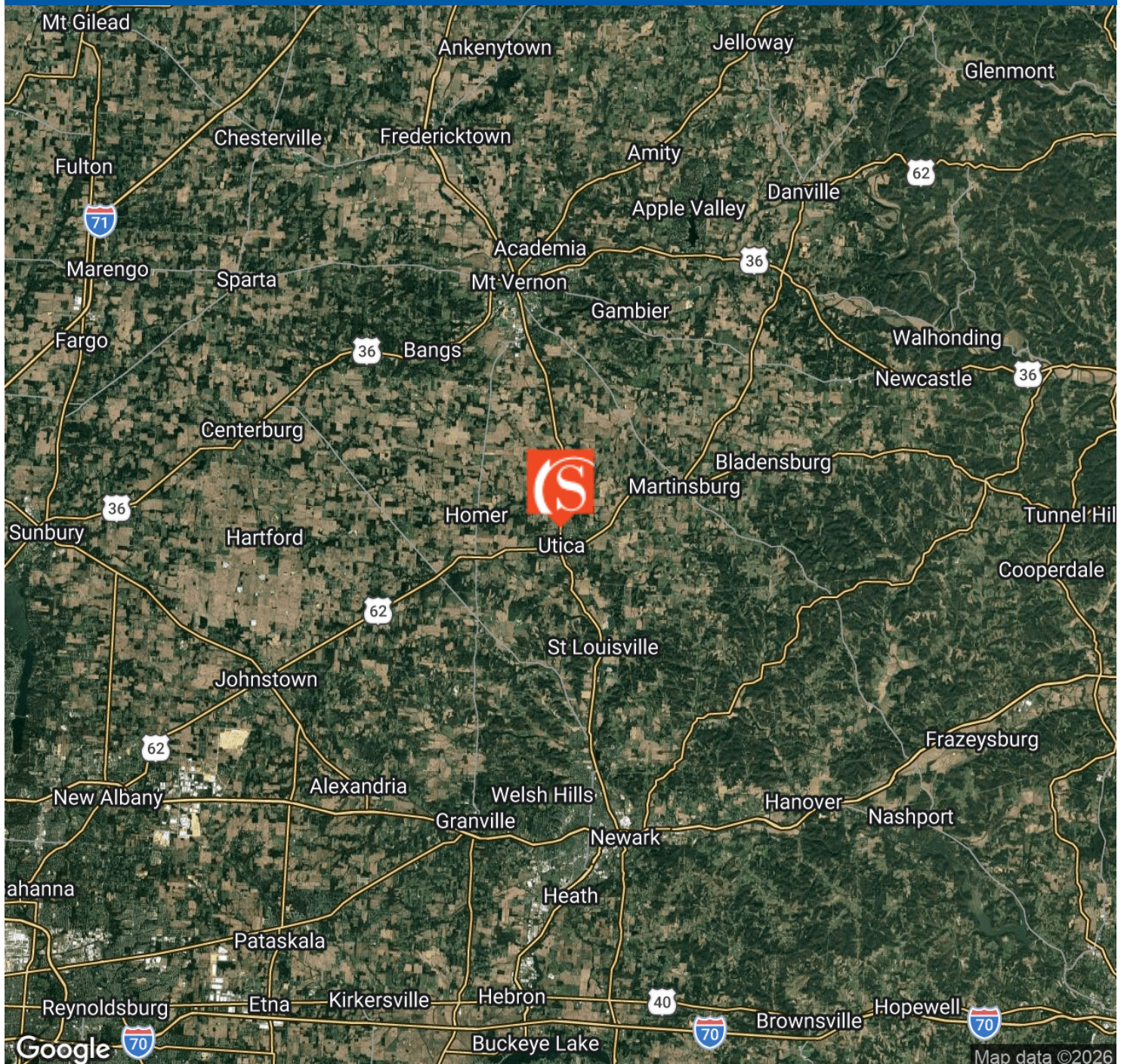


409 N Main St



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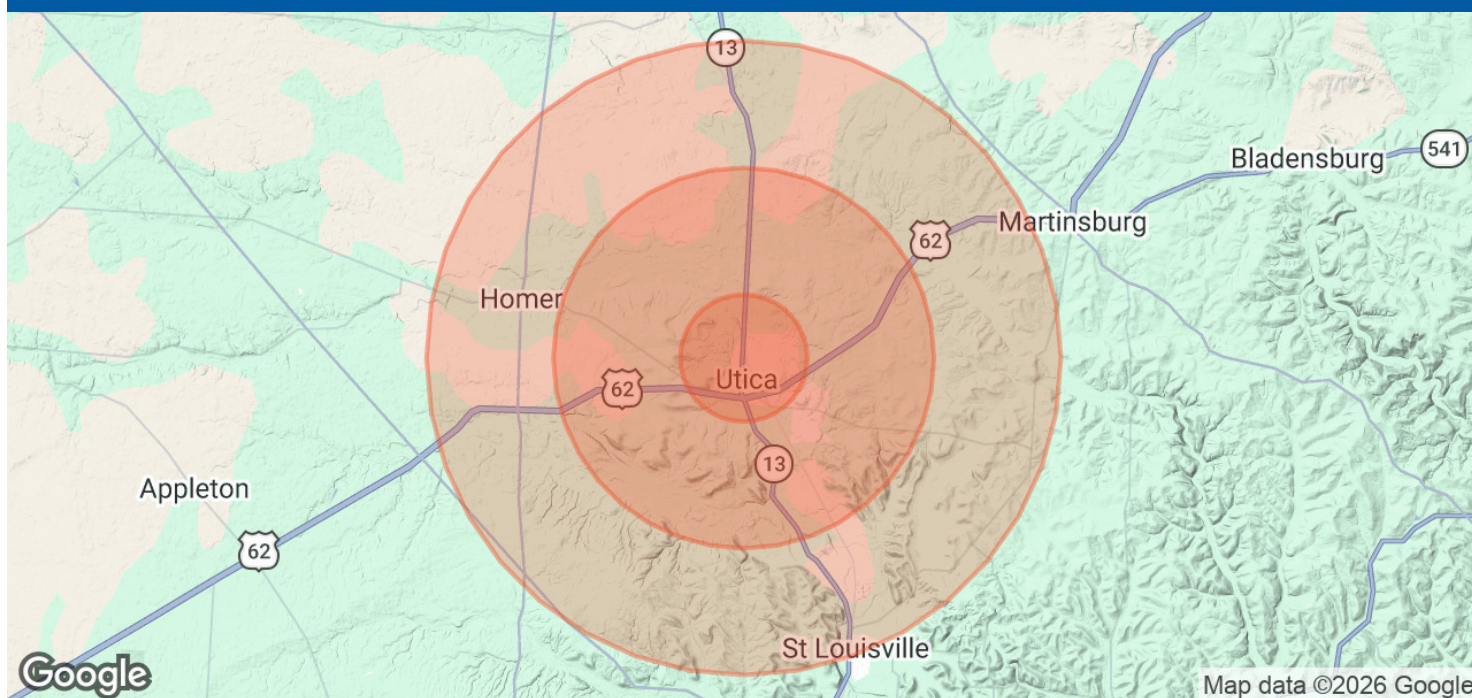
Map data ©2026





## Utica Portfolio

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| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 1,815  | 3,634   | 6,479   |
| Average Age          | 33.5   | 38.0    | 41.3    |
| Average Age (Male)   | 30.7   | 34.4    | 36.7    |
| Average Age (Female) | 37.3   | 42.2    | 45.4    |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 665       | 1,359     | 2,446     |
| # of Persons per HH | 2.7       | 2.7       | 2.6       |
| Average HH Income   | \$86,299  | \$100,077 | \$113,226 |
| Average House Value | \$172,248 | \$216,235 | \$245,606 |

2023 American Community Survey (ACS)