



PINES DUPLEX PACKAGE

244-246 Center Rd, Bedford, OH 44146 & 12010 Derby Rd, Garfield Heights 44125

Presented By
Jason Griffith
330-931-9418





Property Overview

Green Bridge Real Estate is proud to offer the Pines Duplex Package. For Sale! This pair of duplexes is fully rented and recently remodeled. One located in Bedford and one in Garfield Heights. Bedford is a side by side of 3bed 1 bath units that rent for \$1400/month. Garfield is an Up-Down with a 2 bed 1 bath and a 1bed 1 bath unit. Good bones, recent updates, plus a history of successful operation make this a perfect opportunity for an investor to slide into run. Numerous mechanical upgrades and capital improvements have occurred over the years. As it sits, there are no major projects that the property needs.

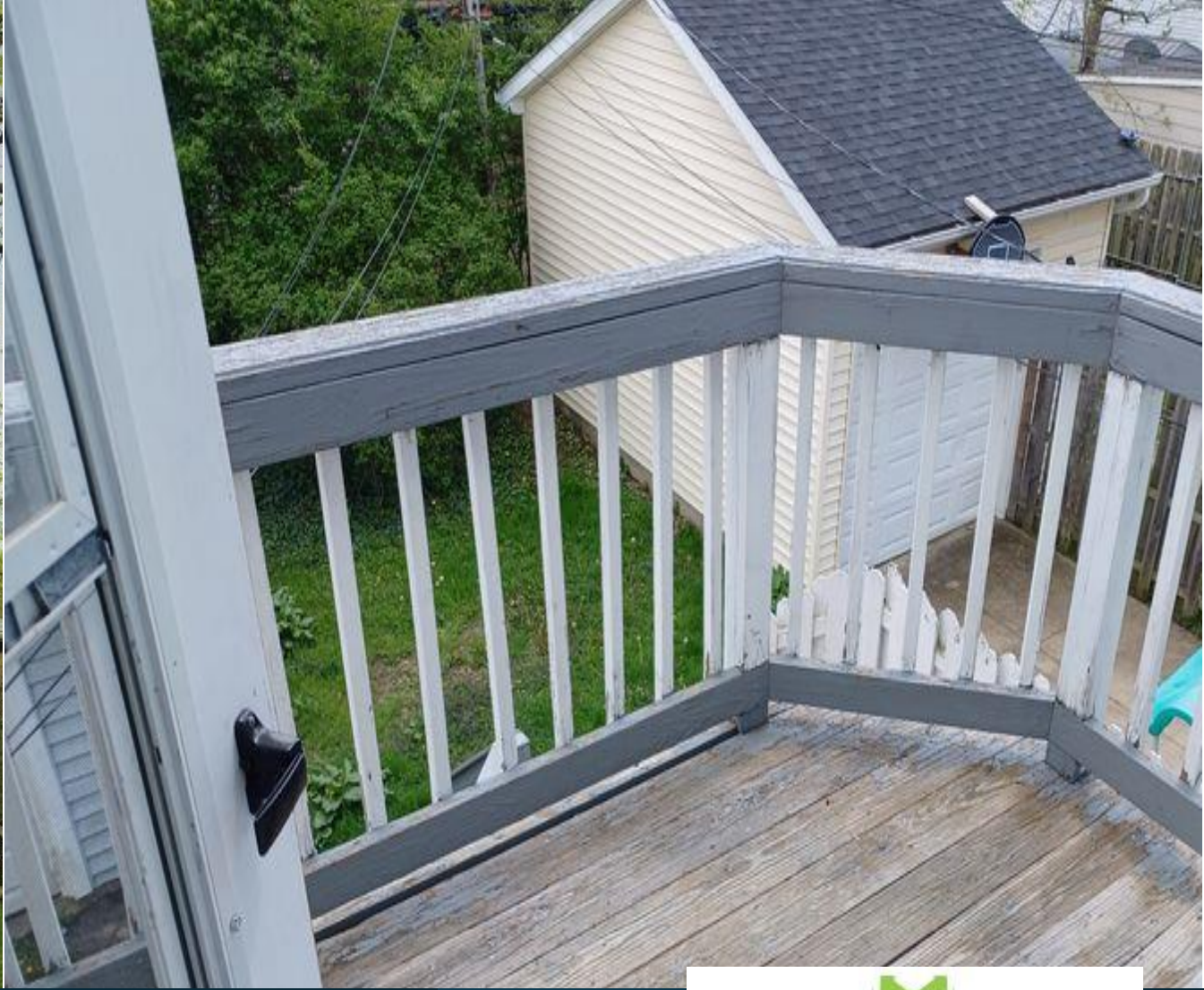
- 244-246 Center Rd, Bedford, OH 44146 & 12010 Derby Rd, Garfield Heights 44125
- 2 Duplex homes -> fully rented
- Offered individually or together
- Bedford - \$239,900 - 10.79% cap rate
- Garfield - \$169,900 - 11.35% cap rate
- Please reach out for Financial details
- PACKAGE SALE \$399,900! 11.3% cap rate





Additional Photos - Interior





Additional Photos - Exterior



Broker Information

Green Bridge Real Estate – Jason Griffith

216-452-9292 / 330-931-9418 / jgriffith@greenbridgerealestate.com

Professional Expertise: Jason Griffith joined Green bridge Real Estate in July of 2018. Prior to Green bridge, Jason worked at Cushman & Wakefield | CRESCO Real Estate as a Sales Associate since 2015. Jason specializes in Industrial and Multifamily/Investment Brokerage. Working on both the lease and sales side for local and national clients, Jason streamlines the deal making process. Mr. Griffith is excited to make a positive impact for his clients and the Northeast Ohio area. Prior to that, Mr. Griffith helped start Lenus Properties LLC to rehabilitate homes and manage rental properties. He spent the past year as Vice President and General Manager. Mr. Griffith handled human resource duties, operations, and sales. Jason hired a new GM in December of 2014 to handle the daily operations and he remains involved as a partner. Mr. Griffith began his real estate career with Cutler Real Estate in 2013. A Certified Distressed Property Expert, Jason specialized in selling REO/bank owned properties as well as helping clients with the foreclosure process. Mr. Griffith received the Ohio Association of Realtors President Sales Club Award as a member of the Justice team in 2013. Prior to entering the real estate field Mr. Griffith coached defense in Men's Lacrosse at Hood College (2009 2011) and the University of Delaware (2011-2012). Jason was able to guide the Hood program to numerous school records and its' first ever playoff berth.

Clients Served:

Crystal Kingdom Developments / O'Reilly's Autoparts / M & M Property Group / Vento Maysa Investments

National Trench Safety / Watermark Partners / Redwood Media / Mountain Estates LLC

Advanced FME Products

Professional Affiliations: • NAR, OAR, ACAR, CDPE • Junior Achievement

Education: The Ohio State University, B.S. in Psychology / Hood College, M.A. in Psychology

