



OFFERING MEMORANDUM • SEPTEMBER 21, 2026

18703 Kewanee Avenue

Cleveland, Ohio 44119

\$119,900

OFFERING PRICE

[Watch the video tour](https://youtu.be/98EnpPrLo6o) • <https://youtu.be/98EnpPrLo6o>

[Join the investor buyer list](https://murphypropertiesohio.com/investors) • murphypropertiesohio.com/investors

C. Timothy Murphy III, Broker

Licensed Ohio Real Estate Broker
License #BRKP.2020007798
tim@murphypropertiesohio.com
murphypropertiesohio.com

Murphy Properties Ohio

A leased Cleveland single family with a complete compliance file and contracted income into 2027.

\$119,900

LIST PRICE

\$1,300

MONTHLY RENT

\$15,600

ANNUAL GROSS RENT

Sep 30, 2027

LEASED THROUGH

\$2,236.24

ANNUAL TAXES

3 bd / 2 ba

BEDS AND FULL BATHS

1,344 sq ft

ABOVE GRADE

50 x 100

LOT

► Watch the video tour · <https://youtu.be/98EnPrLo6o>

18703 Kewanee Avenue is a 1928 Cape Cod held as a rental and offered with its lease in place. The current tenancy began in October 2023 and was renewed once, and a fixed-term lease runs through September 30, 2027 at \$1,300 per month. A buyer collects rent from the first month of ownership, with no turnover cost and no lease-up gap.

The tenant carries the operating burden: gas, electric, lawn care, and snow removal. Water and sewer remain in the owner's name and are reimbursed at actual usage, the standard Northeast Ohio structure that prevents unpaid water charges from attaching to the parcel.

The compliance file is complete. The City of Cleveland lead safe certification runs through January 29, 2028, the rental registration is current, and no point of sale inspection is required. The \$1,200 security deposit transfers to the buyer at closing.

The house has central air and two full baths, one on the main floor and one in the basement with a separate tiled shower stall, both documented in the photographs in this memorandum.

18703 Kewanee Avenue

A 1.5 story Cape Cod built in 1928 with 1,344 square feet above grade, three bedrooms, and two full baths on a 50 by 100 lot with a detached two-car garage. The interior carries its original character: hardwood floors, natural woodwork, glass doorknobs, arched openings, a decorative fireplace with mantel mirror, an enclosed front porch, and an eat-in kitchen with a tiled stove alcove and gas range.

Parcel	114-19-045 (Cuyahoga County)	Cooling	Central air
Style	Cape Cod, 1.5 story	Exterior	Aluminum / vinyl siding
Year built	1928	Roof	Gable, asphalt shingle
Above grade area	1,344 sq ft (768 + 576)	Garage	Detached two car, 360 sq ft
Basement	Full, 768 sq ft, unfinished	Lot	50 x 100, 0.11 acre
Bedrooms	3	Water / sewer	Public / public
Full baths	2 (main floor and basement)	Annual taxes	\$2,236.24
Heat	Gas forced air, Ruud Achiever 90 Plus	Land use	(5100) R, 1-family platted lot

Systems, as documented. An August 14, 2026 walkthrough documented a central air condenser on a pad served by a double-pole panel breaker hand-labeled AC and 220, and a second full bath in the basement with toilet, pedestal sink, and separate tiled shower stall. Both are shown in the photographs in this memorandum.

Main floor



Dining room with corner built-in china cabinet



Living room, decorative fireplace with mantel mirror



Living room toward the front entry



Eat-in kitchen, tiled stove alcove with gas range



Kitchen

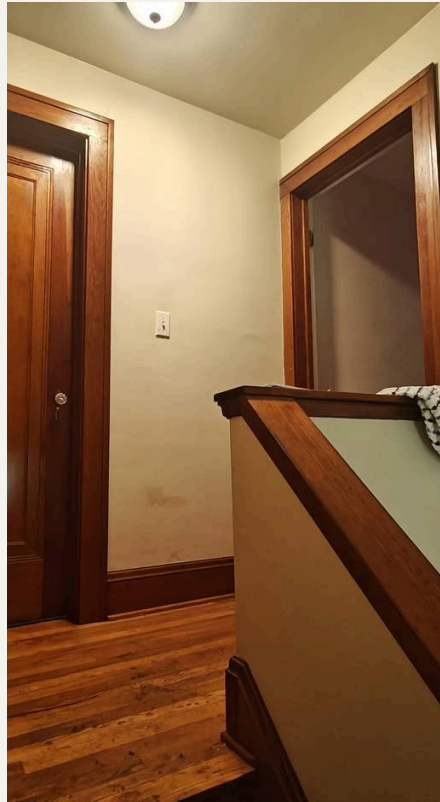


Main floor full bath

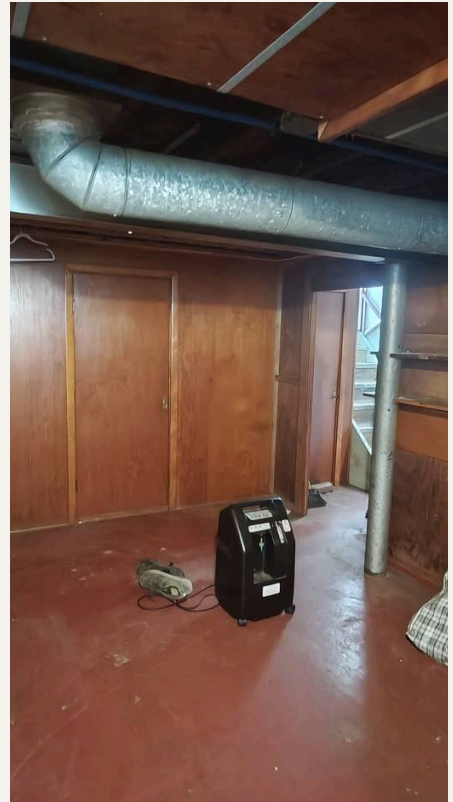
Upstairs, basement, and exterior



Bedroom, hardwood floors



Second floor hall, original woodwork



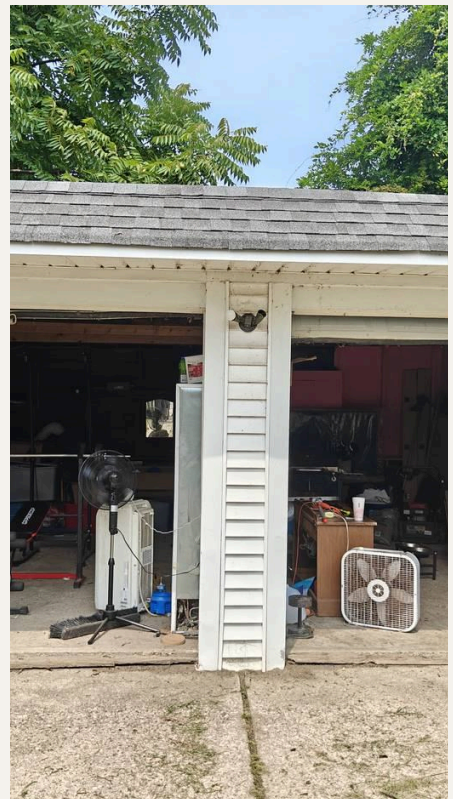
Paneled basement area



Basement tiled shower stall, second full bath



Rear yard with mature evergreen screening



Detached two-car garage

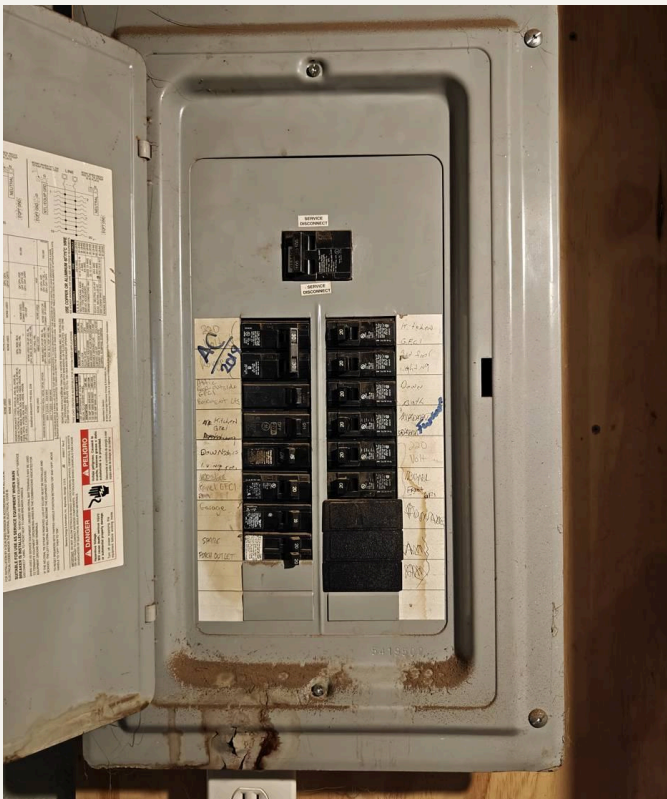
Systems



Ruud Achiever 90 Plus high-efficiency gas furnace



Central air condenser on pad with dedicated circuit



Electrical panel, double-pole breaker hand-labeled AC and 220



Asphalt shingle roof and chimney

Tenancy summary

The lease is a fixed-term agreement running through September 30, 2027 at \$1,300 per month. The tenancy began in October 2023 and was extended once at a \$100 increase, giving the file three years of payment history under professional management.

LEASE TERMS

Monthly rent	\$1,300
Annual gross rent	\$15,600
Lease type	Fixed term
Lease end	September 30, 2027
Tenancy began	October 2023
Renewals	One, at a \$100 increase
Security deposit	\$1,200, transfers at closing
Lead safe certification	Through January 29, 2028
Rental registration	Current
Point of sale inspection	Not required

EXPENSE RESPONSIBILITY

Gas	Tenant
Electric	Tenant
Lawn care	Tenant
Snow removal	Tenant
Water and sewer	Owner, reimbursed at actual usage
Property taxes	Owner
Insurance	Owner

Water and sewer practice. Cleveland water charges lien the parcel if unpaid, so the accounts remain in the owner's name and the tenant reimburses actual usage. This is the safe and standard structure for this market, not a lease defect.

Occupancy. An owner-occupant cannot take possession before the lease ends on September 30, 2027. The offering is priced and marketed as an investment with contracted income in place.

LOCATION

The neighborhood

18703 Kewanee Avenue sits in Cleveland's North Collinwood neighborhood, two blocks from the East 185th Street business district, a corridor of more than a mile of storefronts that completed an \$11.5 million streetscape improvement project and continues to add businesses, including Two Friends Brewing, opened in March 2025 in the former Cleveland Brewery building, and the restored LaSalle Theatre. The street hosts the annual Old World Festival.

The larger story is the lakefront. Euclid Beach, Villa Angela, and Wildwood parks form the Lake Erie edge of the Cleveland Metroparks Euclid Creek Reservation about a mile from the house. In September 2025 the Metroparks added 28.5 acres from the former Euclid Beach mobile home community, and in May 2026 Cuyahoga County broke ground on a 0.6 mile lakefront trail backed by roughly \$15 million in county funding, part of a wider public and philanthropic reinvestment in the east side lakefront.

Route 2 and I-90 access at East 185th Street puts downtown Cleveland about nine miles away and University Circle about six, with RTA bus service on Lakeshore Boulevard and East 185th.

NEARBY ANCHORS

East 185th Street business district	about 0.2 mi
Two Friends Brewing, 775 E 185th St	about 0.4 mi
LaSalle Theatre	about 0.7 mi
Villa Angela Beach and Wildwood Marina	about 0.8 mi
Euclid Beach Park	about 1.2 mi
I-90 / Route 2 interchange at E 185th	about 1 mi
Downtown Cleveland	about 9 mi

How to proceed

- 1 Review this memorandum and the video tour. Interior access before contract is not available; the video tour and photographs stand in for a first showing.
 - 2 Submit offers by email to tim@murphypropertiesohio.com. Include proof of funds or a lender preapproval, and signing authority documentation if purchasing in an entity.
 - 3 On acceptance, access is arranged for inspection and appraisal with proper notice to the occupants.
 - 4 The lease, payment ledger, lead safe certification, and rental registration are delivered during the inspection period. The \$1,200 security deposit transfers at closing.
-

Showings. The property is tenant occupied. No showings before an accepted contract. Do not disturb the occupants or approach the property. Access after acceptance is for inspection and appraisal only.

Offer terms. Offers are accepted from principal buyers only. The seller will not consider seller financing, land contracts, or lease options. No wholesalers: the purchase agreement must name the actual buyer, offers written for 'buyer and/or assigns' or containing assignment clauses will receive no response, and proof of funds or financing preapproval must be in the name of the buyer on the contract.



Get the next offering the day it releases

Murphy Properties Ohio brings Northeast Ohio investment properties to market on a regular basis. Join the investor buyer list to receive each offering memorandum on release, set your buy box, and hear about offer deadlines directly. Scan the code or visit the link.

murphypropertiesohio.com/investors



C. Timothy Murphy III, Broker

Licensed Ohio Real Estate Broker

License #BRKP.2020007798

tim@murphypropertiesohio.com

murphypropertiesohio.com

Murphy Properties Ohio

The information in this offering memorandum was obtained from sources believed to be reliable, including Cuyahoga County records, an August 2026 walkthrough, and the owner, but is not guaranteed. Distances are approximate. Buyers should rely on their own investigation and inspections. This document does not constitute an offer to sell. All figures are subject to verification by the buyer. Murphy Properties Ohio represents the seller. Receiving this memorandum does not create an agency relationship with the recipient; the brokerage represents a buyer only under a written agency agreement.

EQUAL HOUSING OPPORTUNITY