



OFFERING MEMORANDUM • SEPTEMBER 2026

# 18402 Melville Rd

Cleveland, OH 44110

**\$70,320**

OFFERING PRICE

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CTM Organization LLC

# A vacant two-family in Nottingham Village with separate gas meters, two water heaters, and an empty upper unit, offered as-is by an estate at \$70,320.

|                                               |                                   |                                   |                           |
|-----------------------------------------------|-----------------------------------|-----------------------------------|---------------------------|
| <b>\$70,320</b><br>LIST PRICE, ESTATE MINIMUM | <b>5 / 2</b><br>BEDS / FULL BATHS | <b>1,911</b><br>SQ FT ABOVE GRADE | <b>1900</b><br>YEAR BUILT |
| <b>1,074</b><br>BASEMENT SQ FT                | <b>2</b><br>GAS METERS            | <b>Vacant</b><br>OCCUPANCY        | <b>0.17 ac</b><br>LOT     |

► Watch the video tour · <https://youtu.be/mWmU8vcEo4s>

18402 Melville Rd is a 1900 two-family with five bedrooms and two full baths in 1,911 square feet above grade, a full basement, a covered front porch, and a detached two-car garage on a 0.17 acre lot. The building is an up-and-down layout with one full bath in each unit. Gas service is split with two meters, one marked for each unit, and each unit has its own gas water heater. The basement carries a gas forced-air furnace and a breaker panel.

Both units are vacant. The upper unit is empty and has a kitchen with a stone-look counter and tile backsplash, a bath with a clawfoot tub and shower ring, and painted rooms with vinyl plank floors. The lower unit has a kitchen with painted cabinets, a gas range, a dishwasher, and a side-by-side refrigerator, and a tiled full bath with a tub and shower. A buyer takes possession of the whole building at closing and sets both rents.

The list price of \$70,320 is the minimum price the estate is authorized to accept. Offers below list will not be considered. Offers above list are encouraged and are reviewed on price, terms, and closing date.

The property is offered by an estate and is sold as-is. The seller will make no repairs. This is one of four Cleveland east side rental properties the estate is bringing to market at the same time. Each is priced and sold individually, and the seller will also consider an offer on the full portfolio. The portfolio page that follows lists the other three properties with links to their offering pages.

# Four properties, one estate

This offering is one of four Cleveland east side rental properties being sold by the same estate. Each property is listed and priced individually and can be purchased on its own. The seller will also consider an offer on the full portfolio in a single closing.

The four properties were acquired between 2022 and 2025 as a rental portfolio. The owner died before the portfolio was stabilized, and the estate is selling to close the administration. That is the reason for the sale and the reason for the pricing: fair value for occupied and as-is product, sold promptly, with no repairs by the seller.

The offering memorandum for each property, with its photographs, tenancy facts, and offer process, is available from the offering page linked below.

| PROPERTY                                    | TYPE                    | OCCUPANCY                         | PRICE    | OFFERING PAGE                                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------|----------|-----------------------------------------------------------------------------------------------------------------|
| 910 Stevenson Rd<br>Cleveland, OH<br>44110  | Colonial, 4 BR / 2 BA   | Occupied, tenant relocating       | \$49,900 | <a href="https://murphypropertiesohio.com/offerings/stevenson">murphypropertiesohio.com/offerings/stevenson</a> |
| 473 E 149th St<br>Cleveland, OH<br>44110    | Cape Cod, 3 BR / 1.5 BA | Occupied, month to month, \$1,150 | \$59,900 | <a href="https://murphypropertiesohio.com/offerings/e149th">murphypropertiesohio.com/offerings/e149th</a>       |
| 18402 Melville Rd<br>Cleveland, OH<br>44110 | Two-family, 5 BR / 2 BA | Vacant                            | \$70,320 | This memorandum                                                                                                 |
| 3232 E 117th St<br>Cleveland, OH<br>44120   | Colonial, 3 BR / 1 BA   | Vacant, condemned                 | \$27,600 | <a href="https://murphypropertiesohio.com/offerings/e117th">murphypropertiesohio.com/offerings/e117th</a>       |

**Portfolio offers.** A portfolio offer should name all four properties, state one purchase price with an allocation by property, and use a single closing date. Individual offers are reviewed on their own merits and are not held back for a package.

**Terms common to all four.** Each property is sold as-is by fiduciary deed. The estate makes no repairs. On the two occupied properties the tenancy transfers to the buyer at closing.

THE PROPERTY

# 18402 Melville Rd

A two-story two-family with vinyl siding, a patterned-shingle front gable with a small window, a brick chimney, a covered front porch with a wood railing, and a stone foundation, on a concrete driveway that runs past a fenced side yard to a detached two-car garage with a single overhead door and a side entry door at the rear. The lower unit holds a living room, a kitchen with painted cabinets, a gas range, a dishwasher, a side-by-side refrigerator, and a built-in shelving unit, a full bath with a tiled tub and shower, and bedrooms with closets. A separate stair with a window at the landing leads to the upper unit, which holds a kitchen with a stone-look counter, a tile backsplash, a gas range, and a refrigerator, a full bath with a clawfoot tub, shower ring, and tiled walls, and bedrooms with closets and vinyl plank floors under sloped ceilings. The full basement carries a Concord gas forced-air furnace, two Rheem gas water heaters marked for the upper and lower units, two Dominion gas meters marked for the upper and lower units, and a breaker panel.

|             |                                              |               |                                                     |
|-------------|----------------------------------------------|---------------|-----------------------------------------------------|
| Parcel      | 116-31-037                                   | Lot           | 0.17 acre                                           |
| Style       | Two-family, up and down                      | Heat          | Gas forced air                                      |
| Year built  | 1900                                         | Water heaters | Two gas, one per unit                               |
| Bedrooms    | 5                                            | Gas service   | Two meters, one per unit                            |
| Baths       | 2 full, one per unit                         | Electrical    | Breaker panel                                       |
| Above grade | 1,911 sq ft                                  | Exterior      | Vinyl siding, covered front porch, stone foundation |
| Basement    | Full, 1,074 sq ft                            | Roof          | Asphalt shingle                                     |
| Garage      | Detached 2-car, overhead door and side entry |               |                                                     |

**Sold as-is.** The property is offered by an estate and conveys in its present condition. The seller will make no repairs and makes no representation about the condition of any system or component. Buyers should complete their own inspections during the inspection period. The photographs in this memorandum show the property as it is.

# Exterior

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Front elevation from Melville Rd



Front and side elevation from the driveway



Side elevation along the driveway, garage at the rear



Rear elevation



Side and rear elevation, brick chimney



Fenced rear yard and detached two-car garage

## Lower unit



Lower unit kitchen, sink wall



Lower unit kitchen with built-in shelving



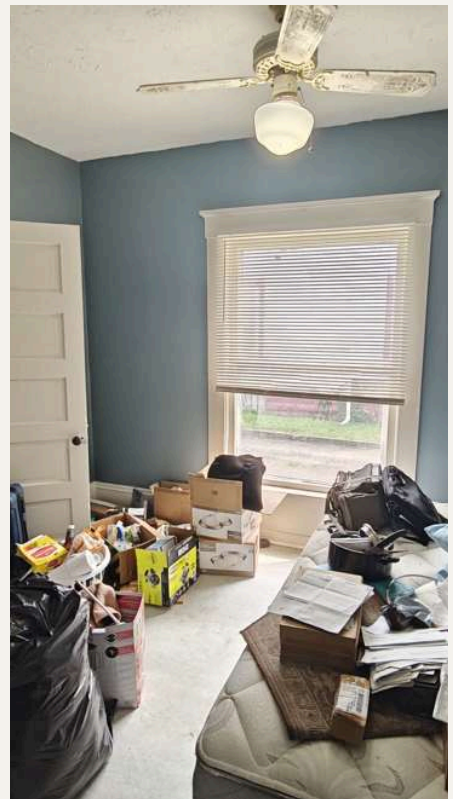
Lower unit full bath, tiled tub and shower



Lower unit living room



Lower unit living room, window wall



Lower unit bedroom with closet

## Upper unit

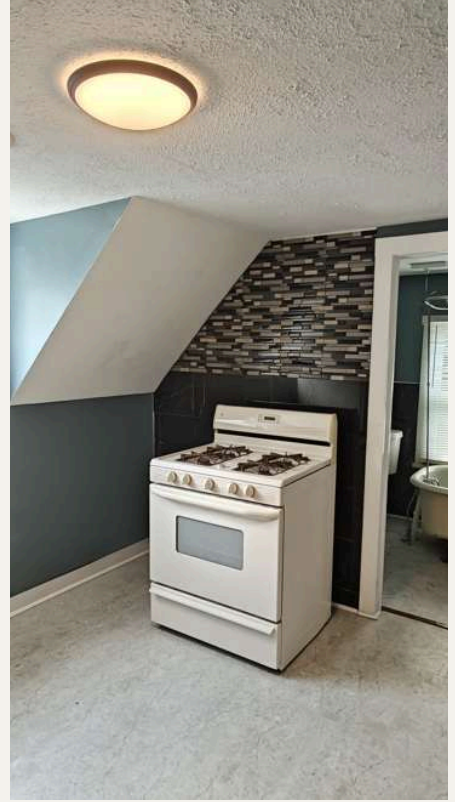
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Stair to the upper unit



Upper unit kitchen, gas range and tile backsplash



Upper unit kitchen looking to the bath



Upper unit bath, clawfoot tub with shower ring



Upper unit bedroom, two windows



Upper unit bedroom with closet

## Basement and systems



Two gas meters, marked for the lower and upper units



Gas water heater, lower unit



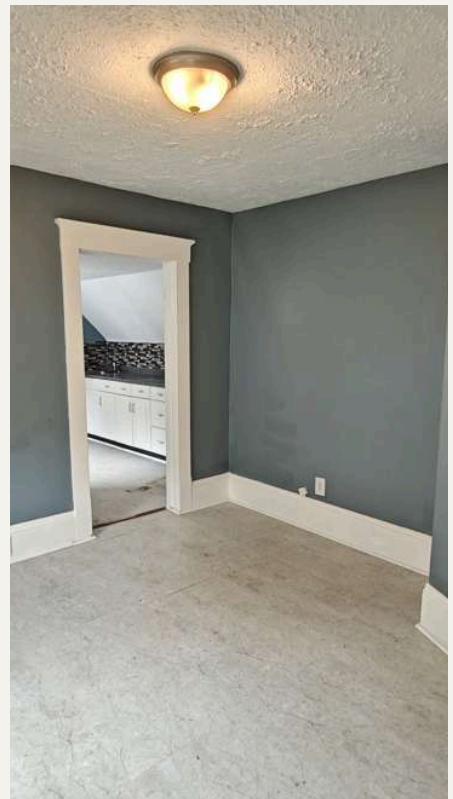
Gas water heater, upper unit



Concord gas forced-air furnace



Breaker panel, cover off at the walkthrough



Upper unit room adjoining the kitchen

# Vacant at listing

Both units are vacant. There is no tenancy to transfer. A buyer takes possession of the entire building at closing and sets the rent for each unit.

| OCCUPANCY   |                                     | EXPENSE RESPONSIBILITY |                    |
|-------------|-------------------------------------|------------------------|--------------------|
| Occupancy   | Vacant, both units                  | Property taxes         | Owner              |
| Possession  | Entire building at closing          | Insurance              | Owner              |
| Gas service | Two meters, one per unit            | Water and sewer        | Owner              |
| Hot water   | Two gas water heaters, one per unit | Gas                    | Owner while vacant |
|             |                                     | Electric               | Owner while vacant |

**Metering.** Gas is split with two meters, one marked for each unit, and each unit has its own gas water heater. A buyer placing tenants can put gas service in each tenant's name from the start of the tenancy.

LOCATION

# The neighborhood

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18402 Melville Rd sits in Nottingham Village, in Cleveland's South Collinwood neighborhood on the city's northeast side, on a residential block of similar-era two-story homes near the E 185th St business district and a short drive from Interstate 90.

The surrounding blocks are a long-established rental market. Two-family homes sold as-is to investors and vacant two-families sold for renovation have both closed within a mile of Melville Rd in the past twelve months, so a buyer has a visible path from acquisition to either a hold or a resale.

Interstate 90 connects to downtown Cleveland and the eastern suburbs. Euclid Beach Park, the Waterloo Arts District, and Euclid Hospital are a few minutes away by car.

NEARBY ANCHORS

|                                               |              |
|-----------------------------------------------|--------------|
| E 185th St business district                  | about 0.5 mi |
| Interstate 90 at E 185th St                   | about 1 mi   |
| Euclid Beach Park and the Lake Erie shoreline | about 1 mi   |
| Waterloo Arts District                        | about 1.5 mi |
| Euclid Hospital                               | about 1.5 mi |
| Downtown Cleveland                            | about 10 mi  |

# How to proceed

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- 1** Submit offers by email to [tim@murphypropertiesohio.com](mailto:tim@murphypropertiesohio.com) as a single PDF on the current Ohio purchase agreement, with proof of funds.
- 2** The list price of \$70,320 is the minimum price the estate is authorized to accept. Offers below list will not be considered. Offers above list are encouraged and are reviewed on price, terms, and closing date.
- 3** State that the property is purchased as-is and that the estate makes no repairs.
- 4** The seller is an estate acting through its fiduciary. Allow for fiduciary review before a response.
- 5** This is a cash sale. Include proof of funds with the offer.
- 6** The building is vacant. Possession of both units transfers at closing.
- 7** The seller conveys by fiduciary deed.

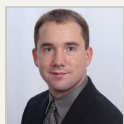
**Showings.** The building is vacant. Showings are by appointment through the listing broker by email.



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The information contained in this offering memorandum was obtained from sources believed to be reliable, including county records and the owner, but is not guaranteed. 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. CTM Organization LLC 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.

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