



OFFERING MEMORANDUM • SEPTEMBER 2026

3232 E 117th St

Cleveland, OH 44120

\$27,600

OFFERING PRICE

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CTM Organization LLC

A vacant 1923 Colonial in Mount Pleasant with a renovation started and not finished, under a current City of Cleveland condemnation, offered as-is by an estate at \$27,600, cash only.

\$27,600 LIST PRICE, ESTATE MINIMUM	3 / 1 BEDS / BATHS	1923 YEAR BUILT	864 BASEMENT SQ FT
0.13 ac LOT	Vacant OCCUPANCY	Cash SALE TERMS	Condemned CITY OF CLEVELAND STATUS

► Watch the video tour · <https://youtu.be/SaI5j-o2UYw>

3232 E 117th St is a 1923 two-story Colonial with three bedrooms, one bath, a full 864 square foot basement, and a finished third floor room under a gambrel roof, on a 0.13 acre lot with a paved parking area at the rear and no garage. A renovation was started and stopped. Walls and ceilings are painted throughout, vinyl replacement windows are installed on the first and second floors with the manufacturer labels still on the glass, and vinyl plank flooring is down in two second floor bedrooms. The kitchen and the bath are open: kitchen cabinets are on site and not set, the bath has a shower base and a partial tile surround with the valve rough-in in place and no fixtures, and the toilet is not installed. The basement carries a gas forced-air furnace with a galvanized supply trunk, a gas water heater, and a breaker panel with the cover off and branch wiring not terminated.

The property is under a current City of Cleveland condemnation. The buyer takes the property subject to the condemnation and is responsible for resolving it with the City, including any permits, inspections, and corrective work the City requires before the property can be occupied. City permit records from 2016 through 2023 show board-up and rehab-or-raze notations and a voided rehab permit. The estate makes no representation about what the City will require or what it will cost.

The list price of \$27,600 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 Cleveland, OH 44110	Colonial, 4 BR / 2 BA	Occupied, tenant relocating	\$49,900	murphypropertiesohio.com/offerings/stevenson
473 E 149th St Cleveland, OH 44110	Cape Cod, 3 BR / 1.5 BA	Occupied, month to month, \$1,150	\$59,900	murphypropertiesohio.com/offerings/e149th
18402 Melville Rd Cleveland, OH 44110	Two-family, 5 BR / 2 BA	Vacant	\$70,320	murphypropertiesohio.com/offerings/melville
3232 E 117th St Cleveland, OH 44120	Colonial, 3 BR / 1 BA	Vacant, condemned	\$27,600	This memorandum

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

3232 E 117th St

A two-story Colonial with a gambrel roof and a third floor dormer, vinyl siding, an asphalt shingle roof, a full-width covered front porch on round columns and painted brick piers with a wood railing, a security door at the front entry, and a brick foundation. A concrete drive runs along the side of the house past a side entry with a storm door to a paved parking area at the rear, with a wood shed and a wood privacy fence on three sides. The first floor holds a living room with a group of windows to the porch, a stair hall with a turned newel post and balusters, a dining room, a rear room with a window bay, a kitchen, and the bath. The kitchen and bath are open: kitchen cabinets are on site and not set, the sink drain rough-in is in the wall, the bath has a shower base installed and a tile surround partially set with the valve rough-in in place, and the toilet is not installed. The second floor holds three bedrooms with closets, two with ceiling fans and two with vinyl plank flooring. The third floor is a finished room under the roof with sloped ceilings, a painted brick chimney, and a closet. The full basement has brick walls, a concrete floor, glass block windows, a gas forced-air furnace with a galvanized supply trunk, a gas water heater, and a breaker panel with the cover off and branch wiring not terminated.

Parcel	130-01-037	Parking	Paved area at the rear of the drive
Style	Colonial, two story, gambrel roof	Lot	0.13 acre
Year built	1923	Heat	Gas forced air
Bedrooms	3	Water heater	Gas
Baths	1	Electrical	Breaker panel, cover off, wiring not terminated
Basement	Full, 864 sq ft, brick walls	Windows	Vinyl replacement, first and second floors
Third floor	Finished room under the roof	Exterior	Vinyl siding, covered front porch, brick foundation
Garage	None	City status	Condemned, current

Condemnation. The property is under a current City of Cleveland condemnation. The buyer takes the property subject to the condemnation and is responsible for resolving it with the City, including any permits, inspections, and corrective work the City requires before the property can be occupied. City permit records from 2016 through 2023 show board-up and rehab-or-raze notations and a voided rehab permit. The estate makes no representation about what the City will require or what it will cost.

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, or about the workmanship of any work already done. Buyers should complete their own inspections during the inspection period. The photographs in this memorandum show the property as it is.

Exterior



Front elevation from E 117th St



Front and side elevation from the drive, side entry toward the rear



Side and rear elevation, roof over the rear entry



Rear parking area, shed, and privacy fence

First floor



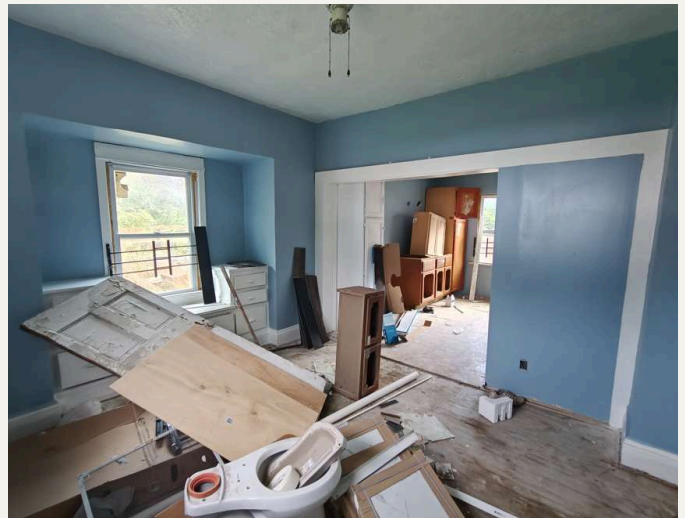
Living room, windows to the front porch



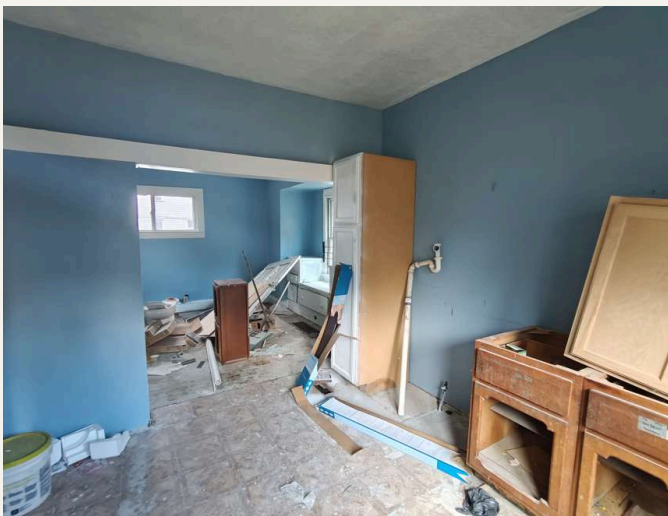
Living room, stair hall beyond



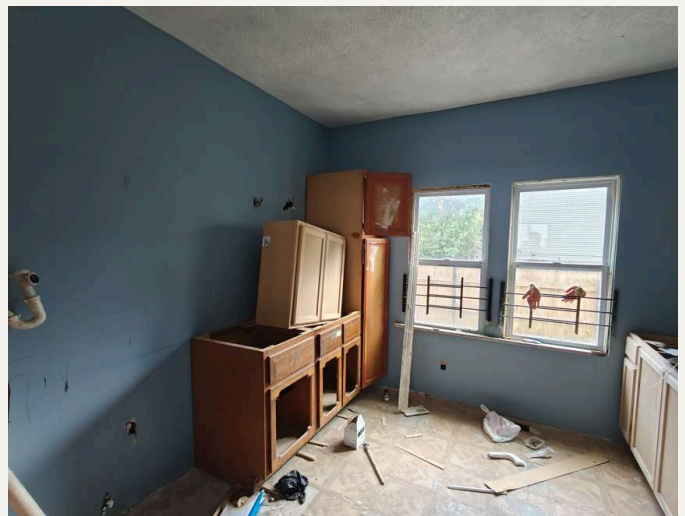
Dining room, cased opening



Rear room with window bay, kitchen beyond



Kitchen, cabinets on site and not set



Kitchen, window wall and sink drain rough-in

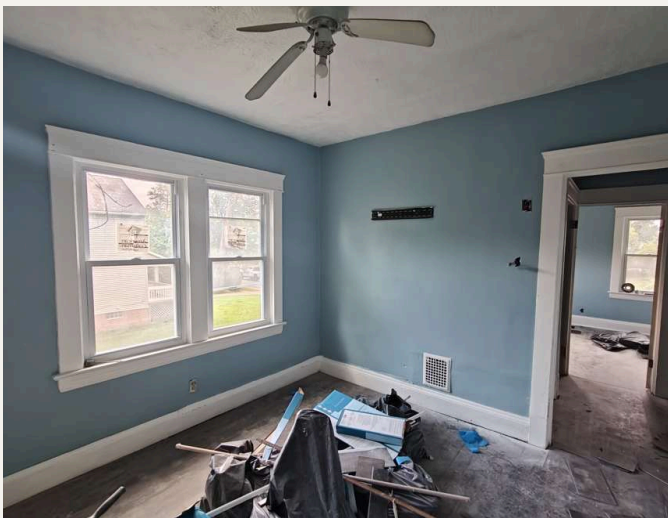
Second floor and bath



Stair hall, turned newel post



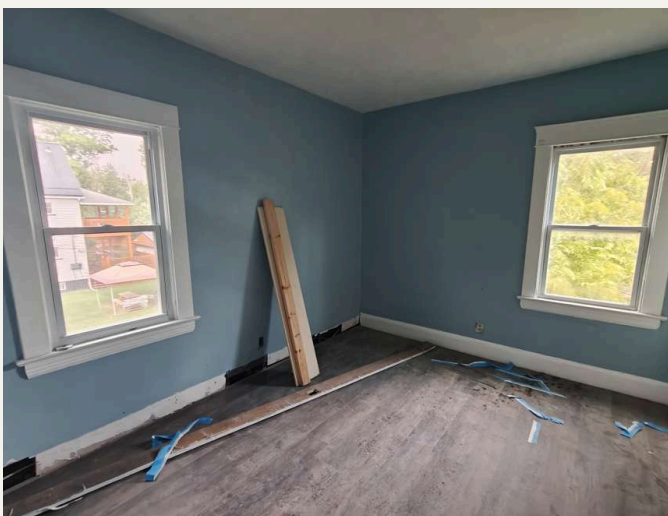
Bedroom with ceiling fan



Bedroom with ceiling fan, doorway to the adjoining room



Bedroom with closet and three windows



Bedroom with vinyl plank floor



Bath, shower base and partial tile surround

Third floor and basement



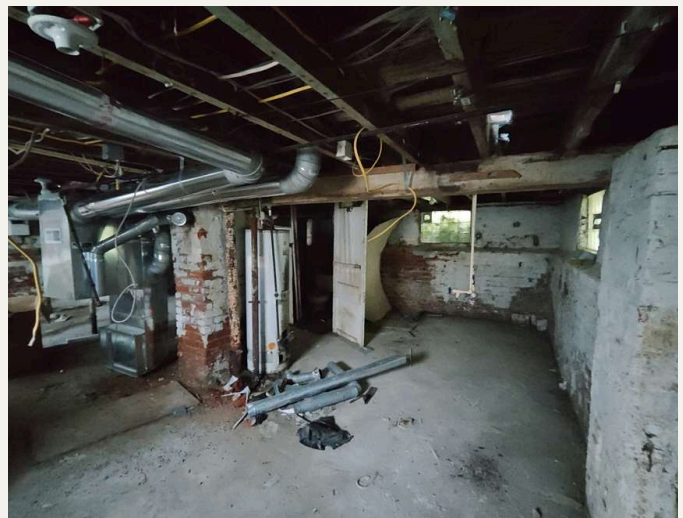
Third floor room under the roof



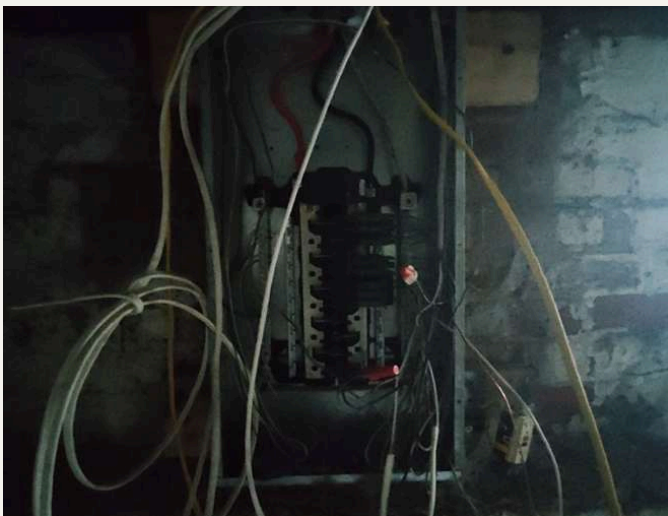
Third floor, painted brick chimney and closet



Basement, furnace supply trunk



Basement, gas forced-air furnace and gas water heater



Breaker panel, cover off



Basement wall, brick foundation

Vacant at listing

The property is vacant and under a current City of Cleveland condemnation. It cannot be occupied until the City releases the condemnation. There is no tenancy to transfer. A buyer takes possession at closing and completes the renovation and the condemnation release on the buyer's own timeline.

OCCUPANCY		EXPENSE RESPONSIBILITY	
Occupancy	Vacant	Property taxes	Owner
Possession	At closing	Insurance	Owner
City status	Condemned, current	Water and sewer	Owner
Occupancy permitted	After City release of the condemnation		

Condemnation release. Resolving the condemnation, including permits, inspections, and any corrective work the City requires, is the buyer's responsibility after closing. The estate makes no representation about the scope, timing, or cost of that work.

LOCATION

The neighborhood

3232 E 117th St sits in Cleveland's Mount Pleasant neighborhood on the city's southeast side, on a residential block of similar-era two-story homes a few blocks from Kinsman Rd and the E 116th St corridor.

The surrounding blocks are a long-established rental and owner market where three-bedroom Colonials are the common house type. In the past twelve months within a half mile, renovated three-bedroom homes closed for cash in about two weeks, and as-is product sold quickly when it was priced for its condition, so a buyer has a visible path from acquisition through renovation to either a hold or a resale.

Luke Easter Park is at Kinsman Rd and E 116th St. The RTA Blue Line at E 116th St connects to Shaker Square, University Circle, and downtown. The Opportunity Corridor at E 105th St connects to Interstate 490 and the interstate system.

NEARBY ANCHORS

Luke Easter Park	about 0.3 mi
RTA Blue Line, E 116th St station	about 0.8 mi
Shaker Square	about 1.5 mi
Opportunity Corridor at E 105th St	about 1.5 mi
University Circle	about 3 mi
Downtown Cleveland	about 6 mi

How to proceed

- 1** Submit offers by email to tim@murphypropertiesohio.com as a single PDF on the current Ohio purchase agreement, with proof of funds.
- 2** The list price of \$27,600 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, that the estate makes no repairs, and that the buyer takes the property subject to the current City of Cleveland condemnation and is responsible for resolving it.
- 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 property is vacant. Possession transfers at closing.
- 7** The seller conveys by fiduciary deed.

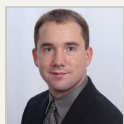
Showings. The property is vacant and under a current City of Cleveland condemnation. Showings are by appointment through the listing broker by email.



Get the next offering the day it releases

CTM Organization LLC 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.

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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.

EQUAL HOUSING OPPORTUNITY