



**FOR SALE**  
**130 EAST HERRICK AVENUE**  
**WELLINGTON, OH 44090**  
**SALE PRICE: \$320,000**



## PROPERTY HIGHLIGHTS

- Available: 3,234 SF
- Term: 3 Year NNN lease remaining through January 2029 with three 5-year options. Guarantee by Genuine Parts Company, dba NAPA Auto Parts
- Recent improvements include a new roof and electrical panel (2025) and an ADA-compliant restroom (2024)
- Parking: 4 spaces
- Zoning: CB-1
- 2024 Annual Real Estate Taxes: \$1,928.40

## 2024 Financial Summary

<b>Gross Operating Income</b>	<b>\$24,000</b>
<b>Total Operating Expenses</b>	<b>\$0</b>
<b>Net Operating Expenses</b>	<b>\$24,000</b>
<b>Cap Rate</b>	<b>7.5%</b>

### LISTING AGENTS

**Cody Sinclair**  
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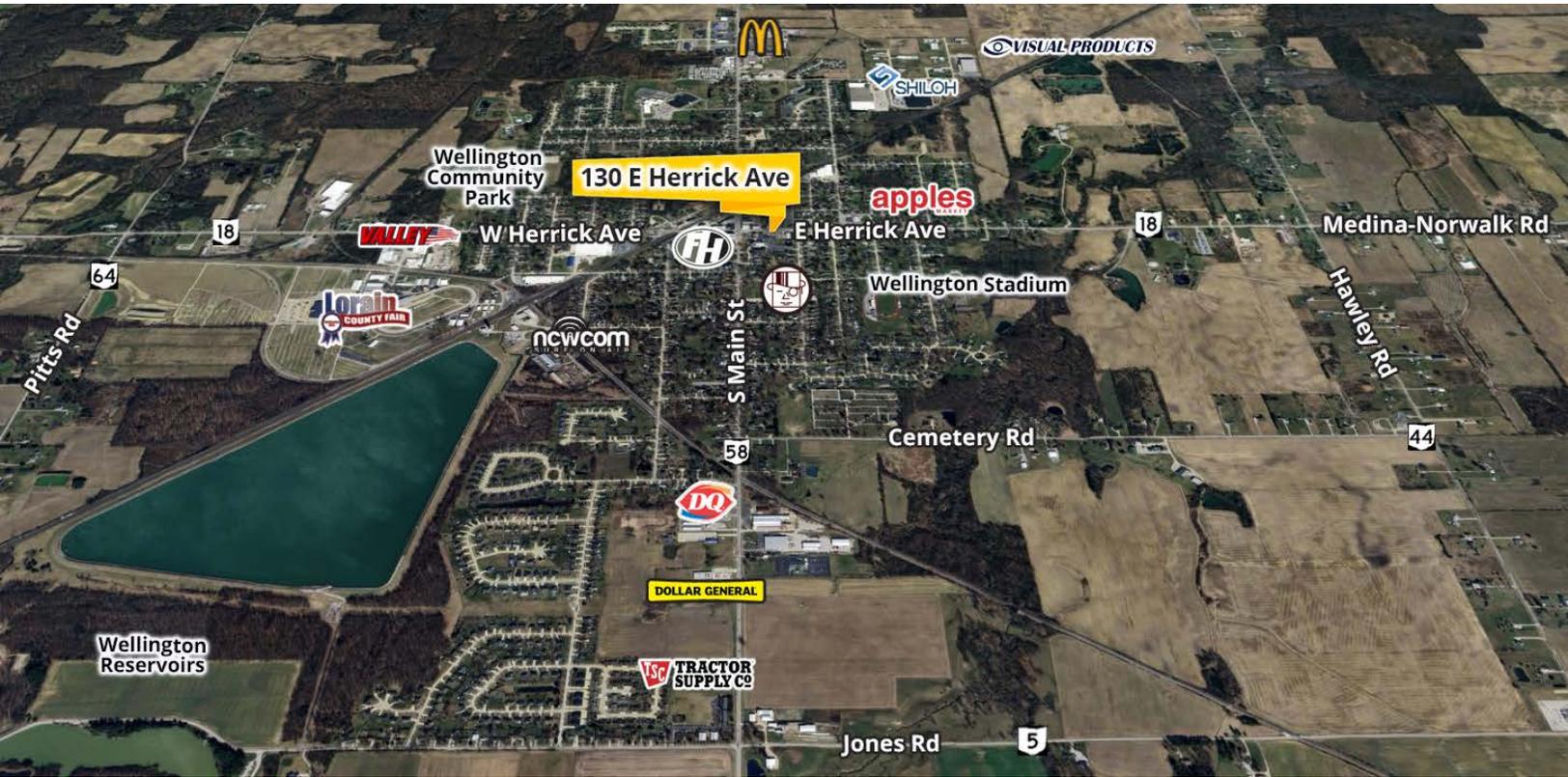
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**PROPERTY OVERVIEW**

130 East Herrick Avenue is an AGENT OWNED prime, income-generating opportunity in the heart of downtown Wellington, OH. The current lease extends through January 2029, with three additional five-year renewal options, ensuring stable long-term cash flow. Scheduled rent increases occur every five years, while NAPA covers property taxes and insurance. The landlord is responsible only for structural and site maintenance, offering a low-management investment structure. Recent capital improvements include a new roof and electrical panel (2025) and an ADA-compliant restroom (2024). Located in a highly visible downtown corridor, this asset combines strong tenant credit with an attractive 7.5% CAP rate, making it an excellent addition to any diversified investment portfolio.

**LOCATION OVERVIEW**

Located at 130 E Herrick Avenue in downtown Wellington, OH, this property enjoys prime visibility and foot traffic in the heart of the village. Situated just 8.3 miles south of Oberlin.

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.





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## LANDLORD RESPONSIBILITIES

- Maintain roof, exterior walls, structural supports, foundations, and underground utilities.
- Repave parking areas and driveways as needed.
- Repair/replace major components of building systems.
- Cover repairs exceeding \$2,500/year for minor system components.
- Maintain property and liability insurance (\$3M coverage).
- Provide evidence of insurance and adjust estimates annually.

## TENANT RESPONSIBILITIES

- Pay additional rent for real estate taxes and Lessor's insurance.
- Maintain interior (floors, walls, partitions).
- Routine maintenance of minor system components (up to \$2,500/year).
- Maintain landscaping and snow/ice removal.
- Repair exit doors/signs and broken glass (self-insured for plate glass).
- Maintain liability insurance (\$2M minimum).
- May make alterations under \$25,000 without consent.

