

For Sale

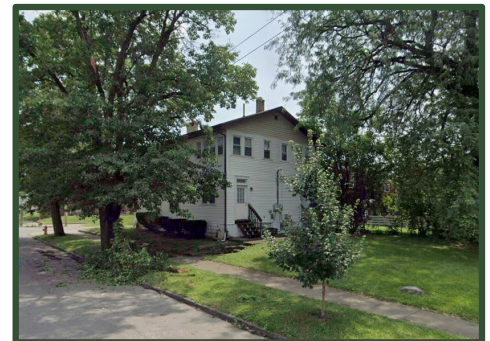


\$259,000

333 E Ninth Ave, Columbus, Ohio 43201

Multi-Family Apartment For Sale in Columbus, Ohio

- Two Unit Apartment Building
- Rents Way Below Market, For One Bedroom Units
- ±1,540 Square Feet Total Across Entire The Building
- Do Not Disturb Tenants
- Close Proximity, and Within Walkable Distance, Not Only to The Ohio State University and The Historic Crew Stadium, but also The Ohio State Fairgrounds
- ± 0.8 Miles From Interstate-71 Northbound and Southbound, Connecting to Downtown Columbus, I-270, and the Surrounding Area
- *Curb Offers Only, All Contingent Offers to Be Acceptable to Owner with Proof of Funds*



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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

4608 Sawmill Road, Columbus, Ohio 43220
www.BestCorporateRealEstate.com

333 E Ninth Ave, Columbus, Ohio 43201

Additional Property Information

Legal Information

Legal Property Description	Multi-Family Residential
Price	\$259,000
Parcel Number	010-024557-00
Occupancy	100%
Possession	Immediate

Land Information

Land Acreage	± 0.034 Acres
Current Zoning	Multi-Family
Jurisdiction and School District	Columbus

Structural Information

Building Square Footage	±1,540 Sq ft
Floors Above Ground	2
Year Built	1920

Additional Information

Lot Specifics	Close Proximity to Ohio State University
Parcel Benefits	Corner Location on E Ninth Avenue
Water/Sewer System	Columbus
Real Estate Taxes (2025)	\$1,443

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Parcel View



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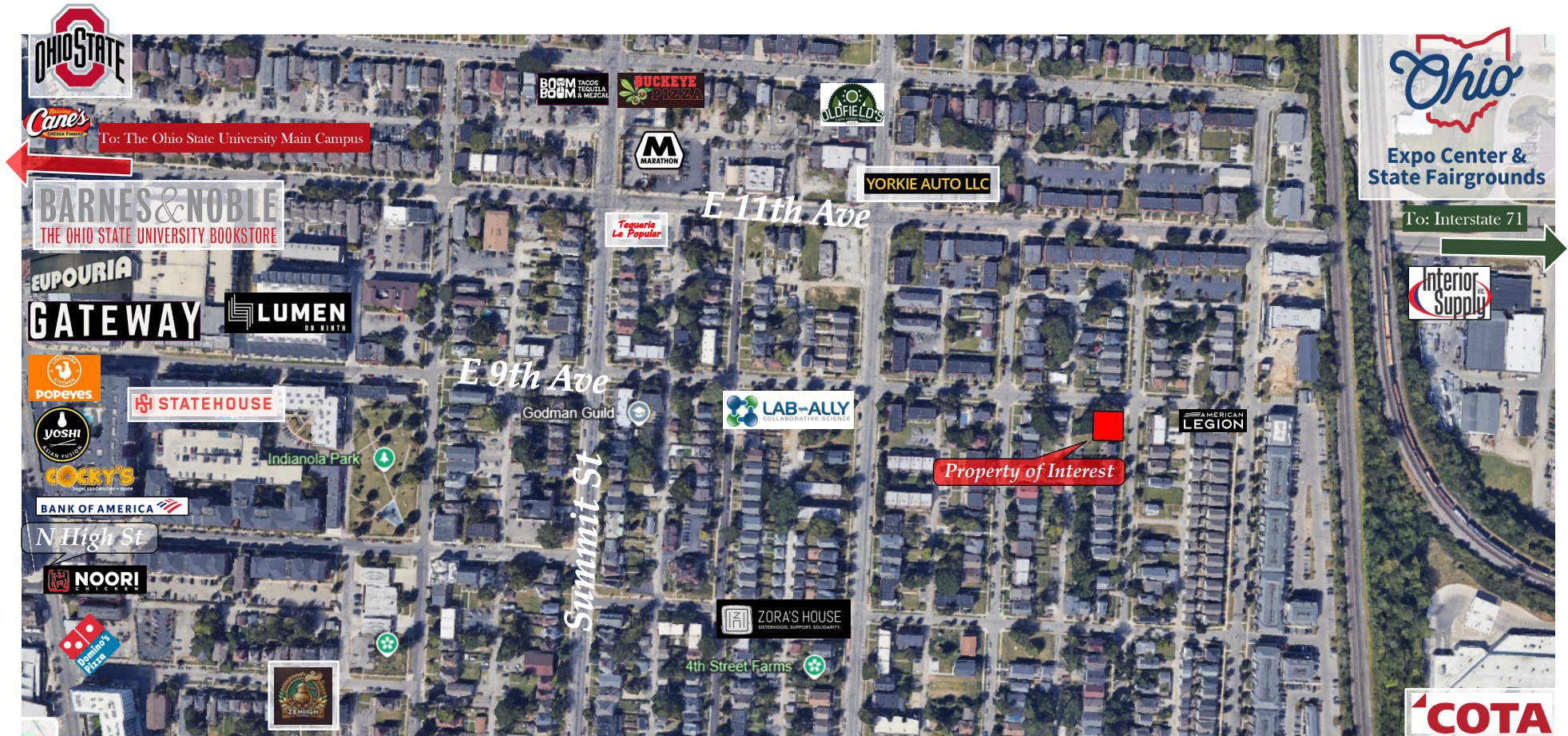


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Nearby Amenities



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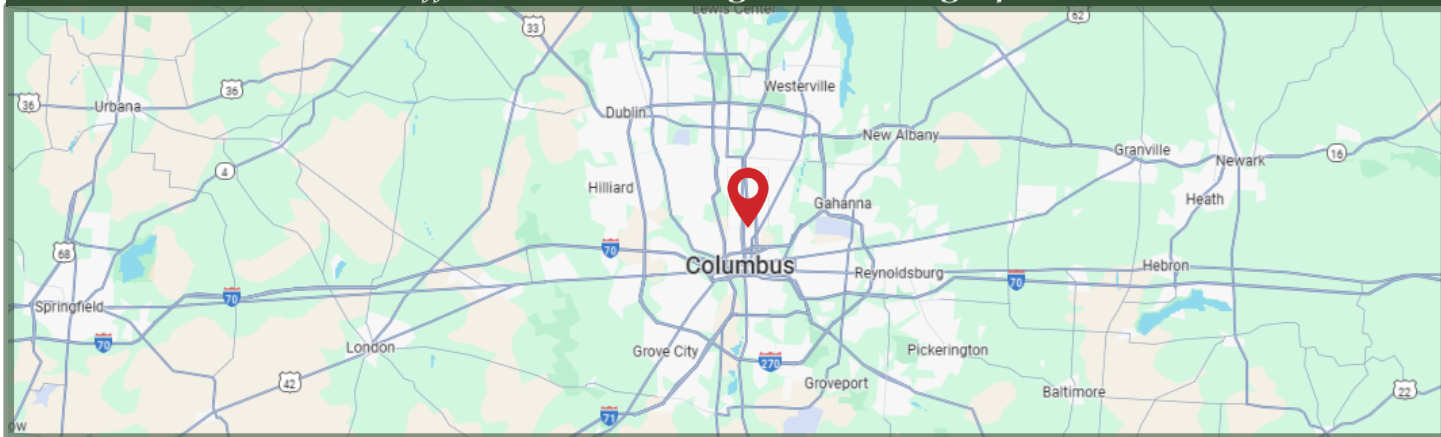


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Traffic Counts and Regional Demographics



Local Traffic

E 11th Ave	±10,717 VPD
N Grant Ave	±1,871 VPD
E 9th Ave	±686 VPD



Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	26,731	112,992	246,311
Households	12,711	53,120	114,374
Avg Household Income	\$27,203.48	\$36,567.30	\$48,474.08

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THE CITY OF COLUMBUS

Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.



Major Regional Employers



Demographics



Area Population
2,230,960

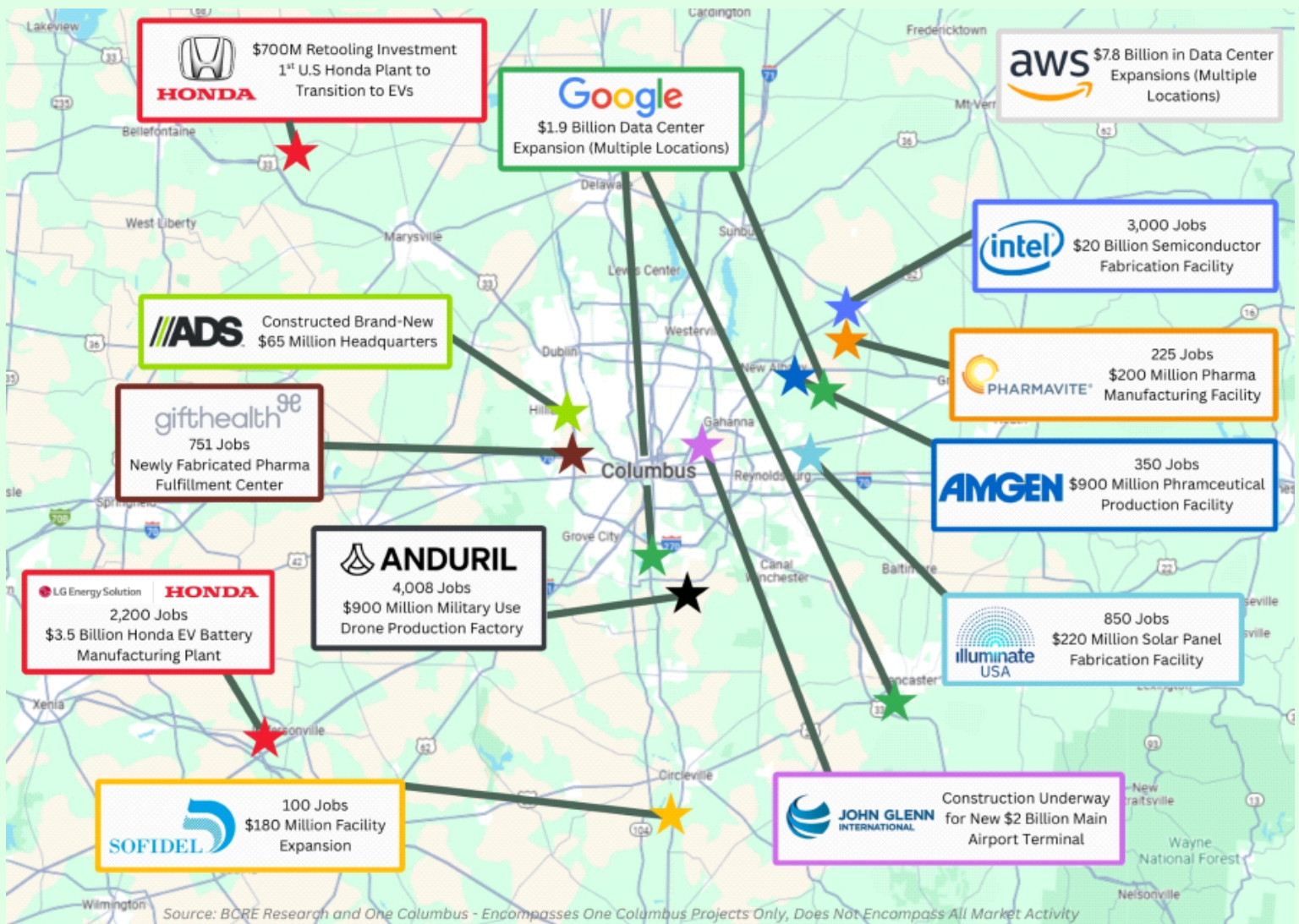


Area Households
826,729

Major Interstates



NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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