

FOR SALE



\$499,000

265-267 Belvidere & 338-340 S Harris Avenue, Columbus, Ohio

Multi-Family Housing in Columbus, Ohio

- 2 duplex properties for sale.
- Includes: 2 individual duplexes.
- Please do not disturb tenants
- Financials available with a signed NDA
- Must be sold together, Curb Offers only
- 100% Occupancy



VALERIE TIVIN
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QUESTIONS? CONTACT US:
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BEST CORPORATE REAL ESTATE
4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM

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*

265-267 Belvidere & 338-340 S Harris Avenue, Columbus, Ohio



265-267 Belvidere Street



265-267 Belvidere Street



265-267 Belvidere Street



338-340 S Harris Avenue



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265-267 Belvidere Ave (43223)

Unit Type:	Duplex
Unit Size:	± 2,352 SF
Occupancy:	100%
Bed/Bath:	6/2

338-340 S Harris Avenue (43204)

Unit Type:	Duplex
Unit Size:	± 1,457 SF
Occupancy:	100%
Bed/Bath:	4/2

Combined Property Information

LEGAL

Legal Property Description:	Multi-Family Housing For Sale
Price:	\$499,000
Parcel Numbers:	010-013675, 010-063645
Occupancy:	100%

LAND

Land Acreage:	Multiple Parcels
Current Zoning:	R, R2
Jurisdiction:	Columbus

ADDITIONAL INFO

Drive-in Doors:	0
Parcel Benefits:	Close Proximity to Downtown Columbus
Water/Sewer System:	Columbus City
Total RE Taxes (2024):	\$4,013.16

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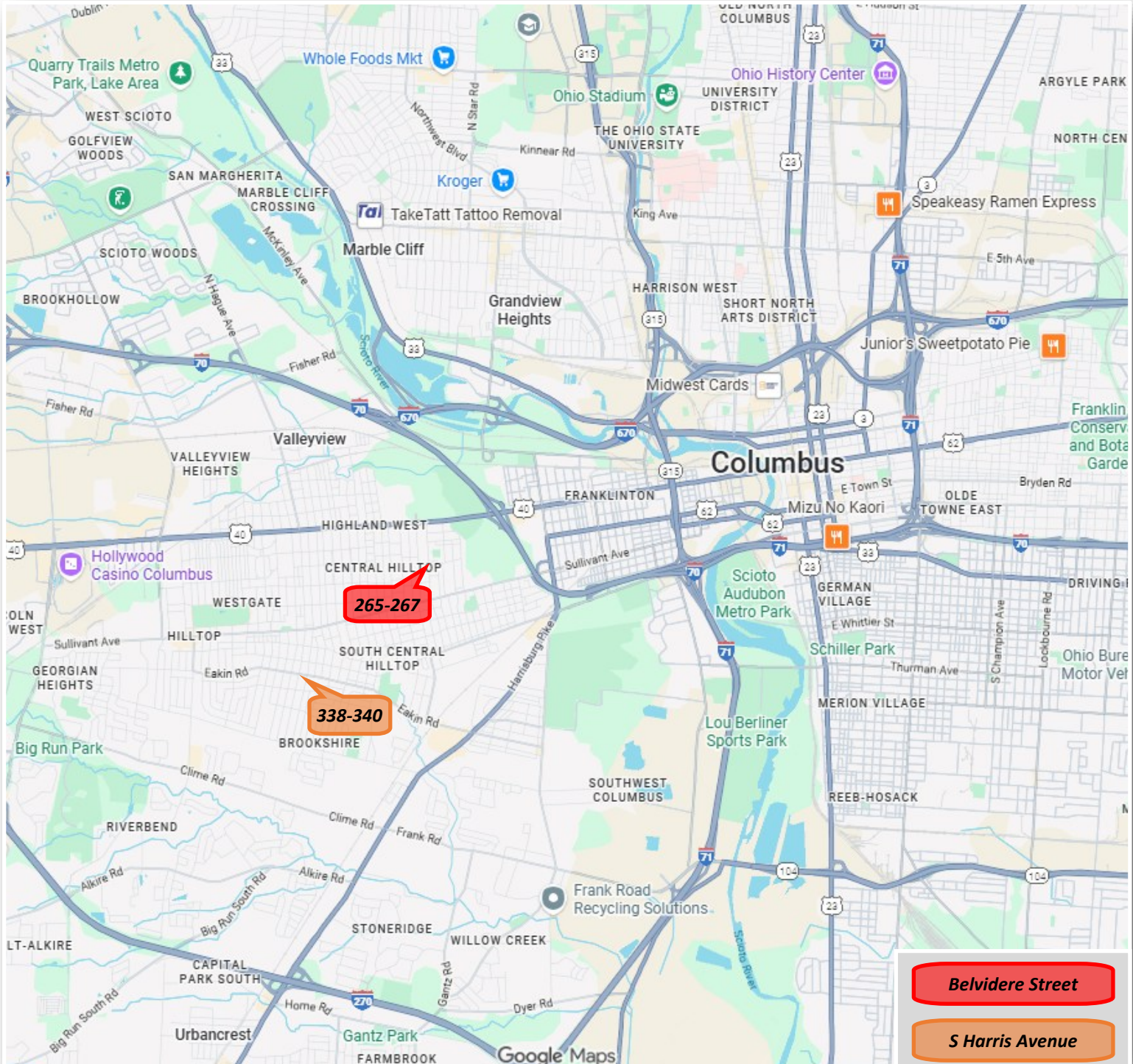
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Portfolio Overview



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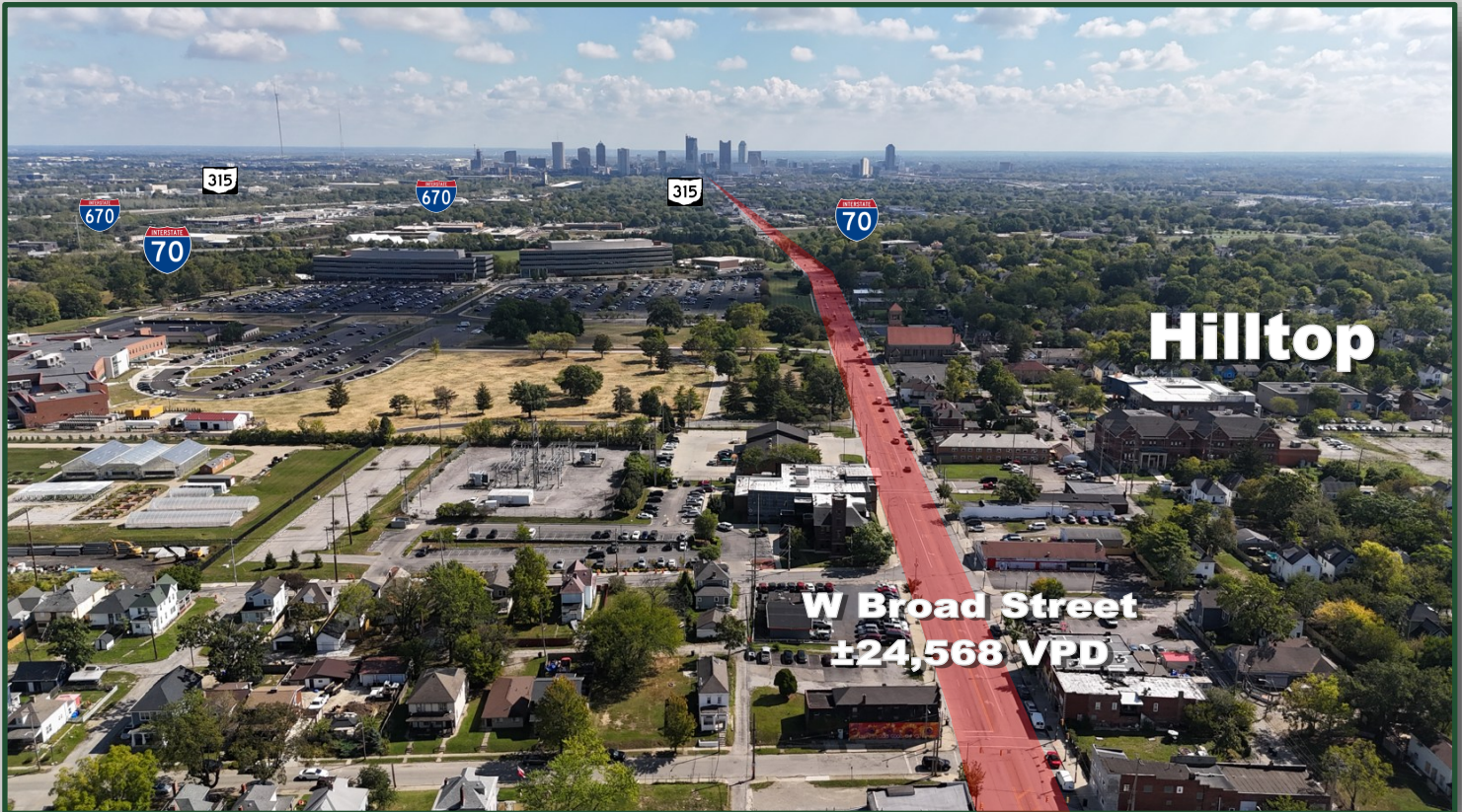
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AREA OVERVIEW AND BENEFITS

*Line Drawings are Approximate



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**GREAT PROXIMITY TO MAJOR
HIGHWAYS AND ROADS**

**EXCELLENT DRIVE-TIMES FOR
DOWNTOWN COLUMBUS**

**AMPLE LOCAL BUSINESSES IN
SURROUNDING AREA**

100% LEASED

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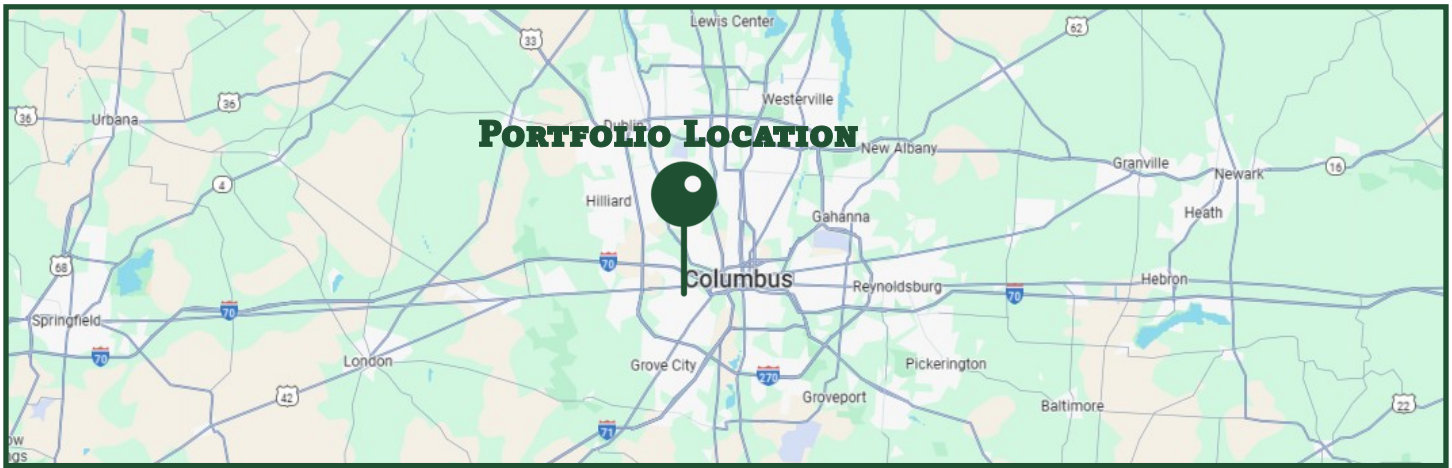


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TRAFFIC OVERVIEW

Street	Avg Daily Volume
W Mound Street	±6,067
S Hague Avenue	±8,430
Sullivant Avenue	±16,763



DEMOGRAPHICS

TOTAL POPULATION (24) AVG HOUSEHOLD INCOME AVG WORK COMMUTE TIME

43223	27,371	\$73,240	10-20 Mins.
43204	42,593	\$80,440	15-25 Mins.
43206	22,020	\$103,260	15-20 Mins.

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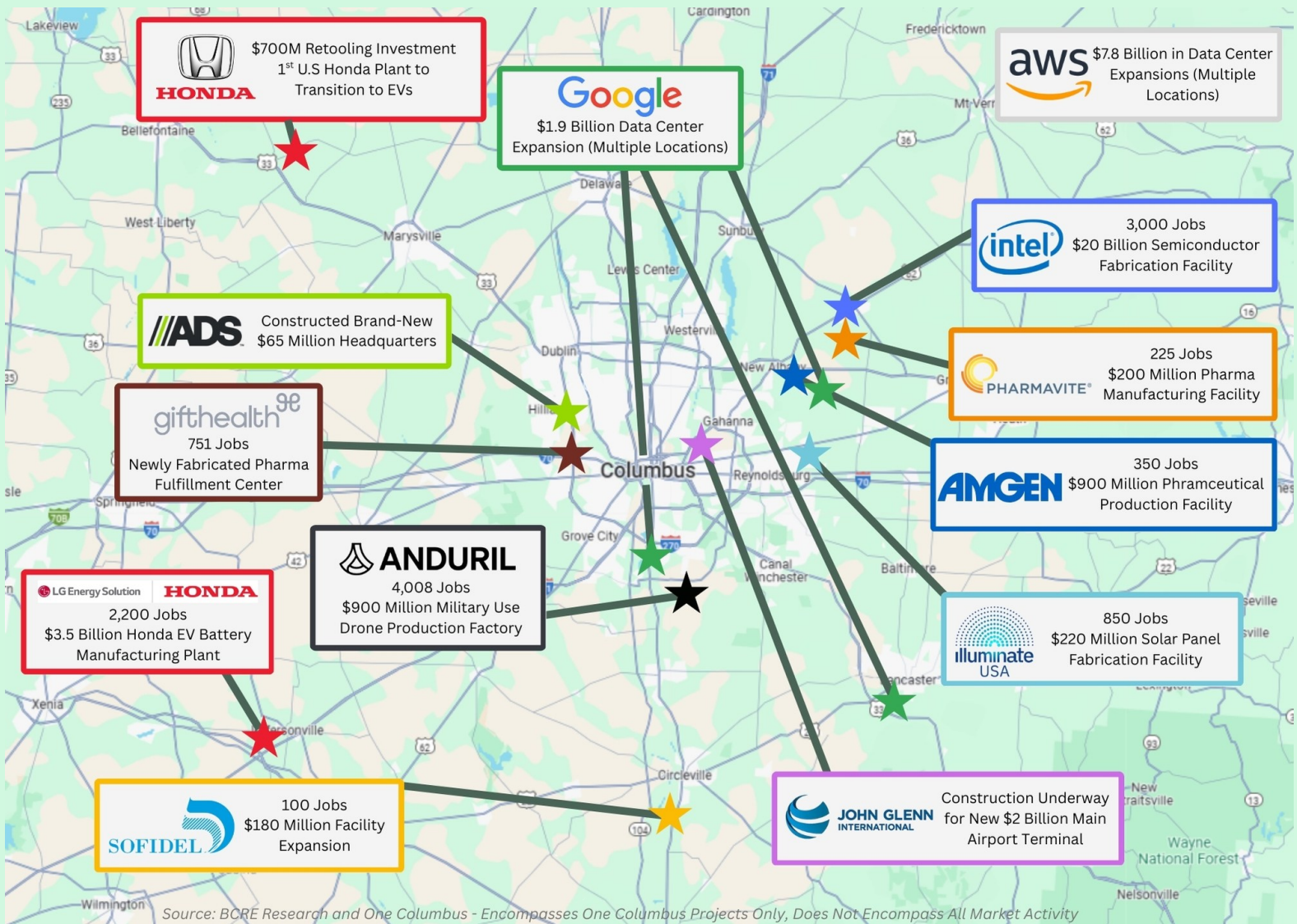


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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

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This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

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Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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