

FOR SALE

\$995,000



1021 BRYDEN ROAD, COLUMBUS, OHIO 43205

MULTI-FAMILY FOR SALE NEAR DOWNTOWN COLUMBUS

- ***Curb Offer Only***
- **All Offers to be Accepted by Owner with Proof of Funds**
- **Two Buildings on 1021 Bryden Road**
- **Total of 13-Units: 10 Efficiency Apartments (Owner Pays Utilities)**
- **Rear Carriage House on 254 S 21st Street:**
- **Three: 1-Bedroom Apartments (Tenants Pay Utilities)**
- **Beautiful Road Corridor in the Heart of Old Town East Neighborhood**
- ***Do Not Disturb Tenants***



CLICK HERE TO VIEW PROPERTY VIDEO

RANDY BEST CCIM, SIOR

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Rbest@bestcorporaterealestate.com

JUSTIN BOEHLKE

(614) 559-3350 Ext. 122

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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*

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EXTERIOR PHOTOS



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ADDITIONAL PROPERTY INFORMATION

LEGAL INFORMATION

PRICE	\$995,000
PARCEL NUMBER	010-015056
POSSESSION	IMMEDIATE

LAND INFORMATION

ACREAGE	± 0.29 AC
CURRENT USE	Multi-Family
CURRENT ZONING	Residential

STRUCTURAL INFORMATION

BUILDING SQ FT	± 5,347 SF
Floors Above Ground	3
TOTAL UNITS	13 Total (10 at Bryden, 3 at 21st)

ADDITIONAL INFORMATION

HVAC AVAILABLE?	YES
WATER/SEWER?	PUBLIC
TAXES (2025)	\$9,578

PROPERTY HIGHLIGHTS

CLOSE PROXIMITY TO COLUMBUS STATE COMMUNITY COLLEGE

CLOSE PROXIMITY TO DOWNTOWN COLUMBUS

STREET LIGHT ADJACENT

AMPLE PARKING AVAILABLE

CORNER LOT

2 BUILDINGS

JURISDICTION OF COLUMBUS CITY SCHOOLS

ZONED IN A MULTIFAMILY AREA

BUILT IN 1899

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PARCEL PAGE



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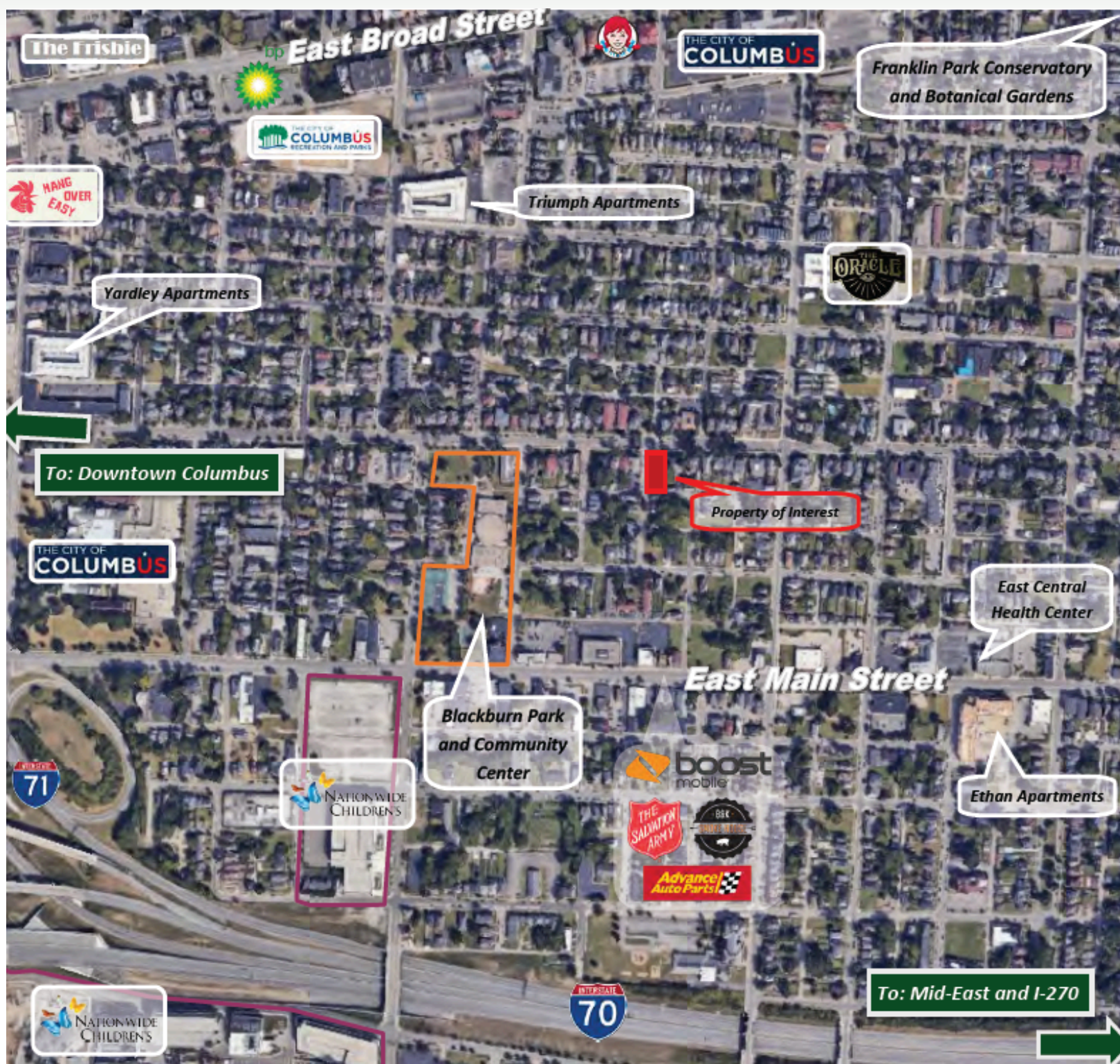
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NEARBY AMENITIES



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4608 Sawmill Road, Columbus, Ohio 43220

www.BestCorporateRealEstate.com

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NEARBY AMENITIES

1 MILE



18.38K



9.84K



\$90.13K

3 MILES



136.55K



72.8K



\$100.72K

5 MILES



332.46K



182.94K



\$85.11K

NEARBY TRAFFIC COUNTS

Bryden Road

±3,477 VPD

E Main Street

±14,517 VPD

I-71

±138,216 VPD

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THE CITY OF COLUMBUS

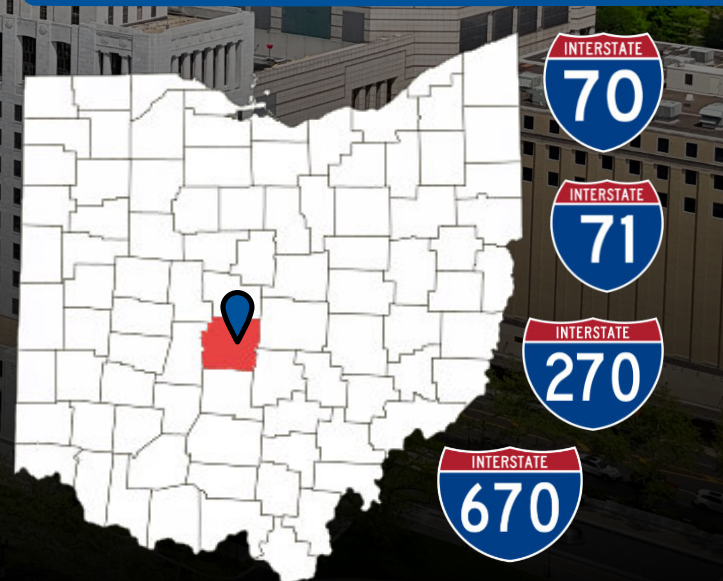
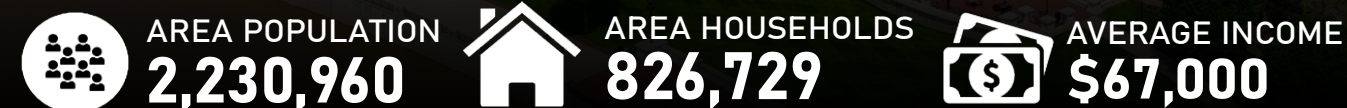
AREA OVERVIEW

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.

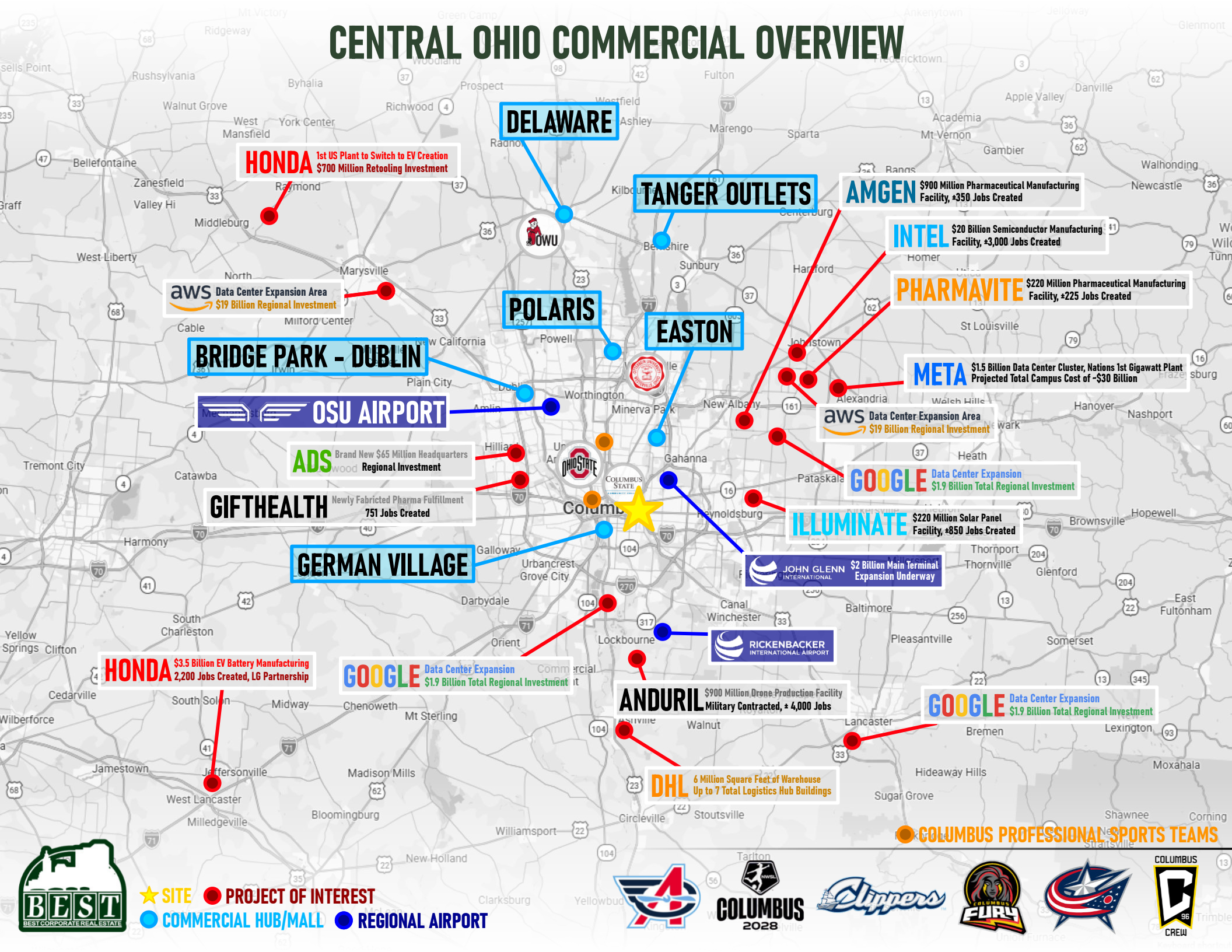
Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyper-scale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, 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, Ohio Health 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.

DEMOGRAPHICS



CENTRAL OHIO COMMERCIAL OVERVIEW



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