

**FOR SALE**



**\$114,900**

**1626 E. Livingston Ave, Columbus, OH 43205**

- Total of +/- 325 Square Feet on 0.1 acres
- Free Standing Barber Shop with new roof
- Located between Seymour Avenue and Fairwood Avenue



**Click Here for Video**

BEST CORPORATE REAL ESTATE  
JAMES MANGAS, CCIM  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 115  
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



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**Customer Full**

**Commercial-Retail**



**List Number:** 223032464      **Status:** Active      **List Price:** \$114,900  
**Listing Service:**      **Original List Price:** \$114,900      **List Price Sqft:** \$353.54  
**Parcel #:** 005666      **Previous Use:** VT:  
**Use Code:**      **Tax District:** 010      **Zoning:** R2F  
**For Sale:** Yes      **For Lease:** No      **Exchange:** No  
**Occupancy Rate:**      **Mortgage Balance:**  
**Gross Income:** 0      **Assoc/Condo Fee:**  
**Total Op Expenses:** 0      **Addl Acc Cond:** None Known  
**NOI:** 0  
**Tax Abatement:** No      **Abatement End Date:**      **Tax Incentive:** No  
**Taxes (Yrly):** 573.86      **Tax Year:** 2020      **Possession:**  
**Assessment:**

**General Information**

**Address:** 1626 E Livingston Avenue      **Unit/Suite #:**      **Zip Code:** 43205      **Tax District:** 010  
**Between Street:** Seymour Ave & Fairwood Ave      **City:** Columbus      **Corp Limit:** Columbus  
**Complex:**      **County:** Franklin      **Township:** None  
**Dist To Interchange:** 0.5      **Mult Parcels/Sch Dis:**      **Near Interchange:** I-70 and Livingston

**Building Information**

**Total SqFt Available:** 325      **Minimum Sqft Avail:** 325      **Max Cont Sqft Avail:** 325  
**Bldg Sq Ft:** 325      **Acreage:** 0.1      **Lot Size:**  
**# Floors AboveGround:** 1      **# Units:**      **Parking Ratio/1000:**  
**# of Docks:** 0      **# Drive-In Doors:** 0      **Total Parking:**  
**Year Built:** 1962      **Year Remodeled:** 2020      **Bay Size:**  
**Traffic CountPerDay:**      **Ceiling Height Ft:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

**Financials**

**Lease Rate \$/Sq Ft:** 0      **Term Desired:**  
**Expenses Paid by L:**      **Will LL Remodel:**  
**T Reimburses L: Curr Yr Est \$/SF TRL:** 0      **Finish Allow/SQFT \$:**  
**T Contracts Directly:**      **Pass Exp Over BaseYr:**  
**Curr Yr Est \$/SF TRL:** 0      **Exp Stop \$:**  
**Curr Yr Est \$/SF LL:**

**Features**

**Heat Fuel:**      **Sewer:**  
**Heat Type:**      **Electric:**  
**Electric:**      **Misc Int & Ext Info:**  
**Services Available:**  
**Construction:**  
**Sprinkler:**  
**Mult Use:**  
**New Financing:**      **MLS Primary PhotoSrc:** Realtor Provided

**Property Description**

-Total of +/- 325 Square Feet on 0.1 acres - Free Standing Barber Shop with new roof - Located between Seymour Avenue and Fairwood Avenue - Investment or future redevelopment opportunity

**Sold Info**

**Sold Date:**      **DOM:** 1      **SP:**  
**SrCns:**      **Sold Non-MLS:** No  
**Concession Comments:**      **SrAst:**

**Sold Non-MLS:** No

**October 03, 2023**

**Prepared by: Randy J Best**

*Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. Prepared by Randy J Best on Tuesday, October 03, 2023 2:50 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.*



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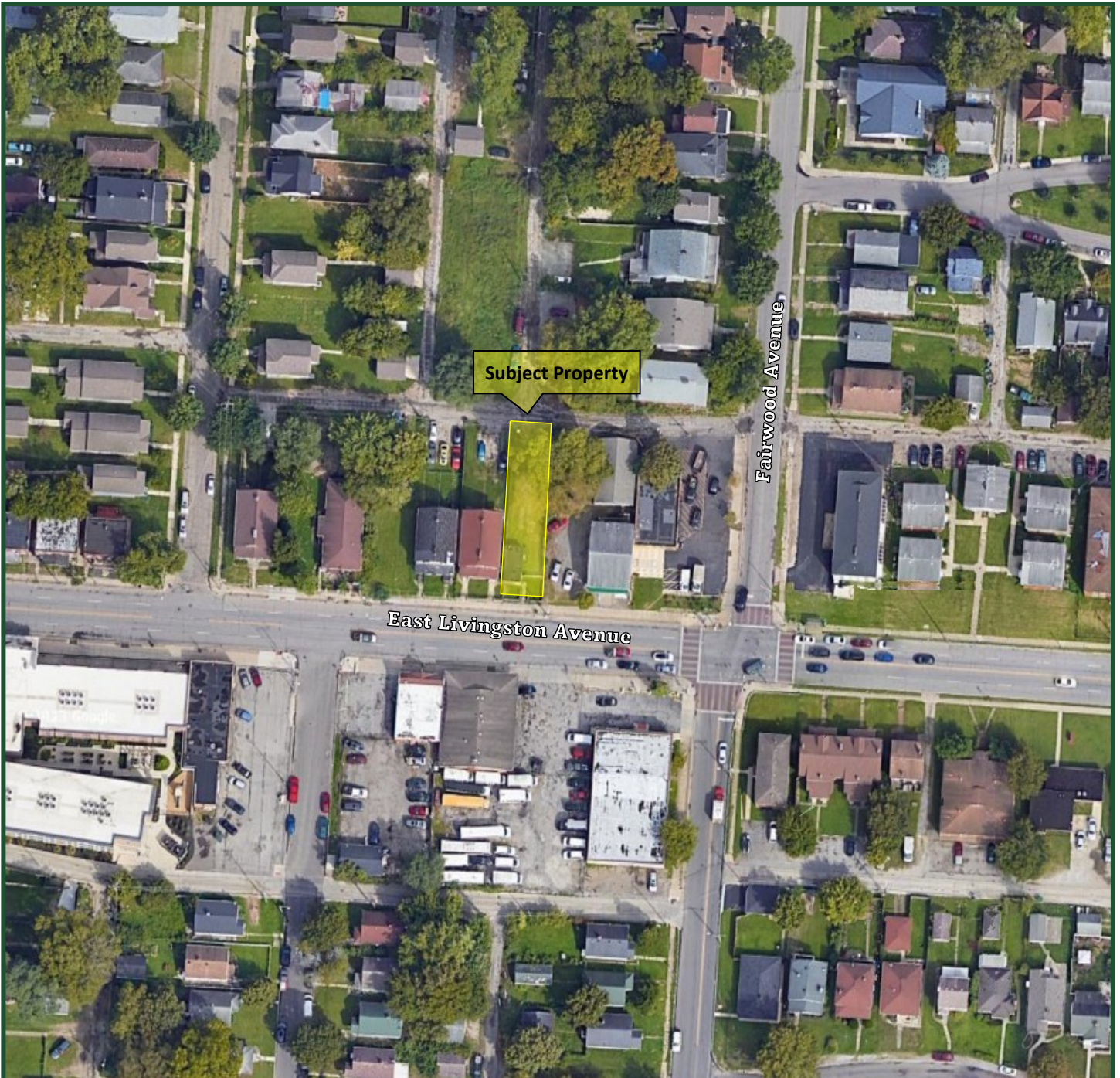


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**Aerial**

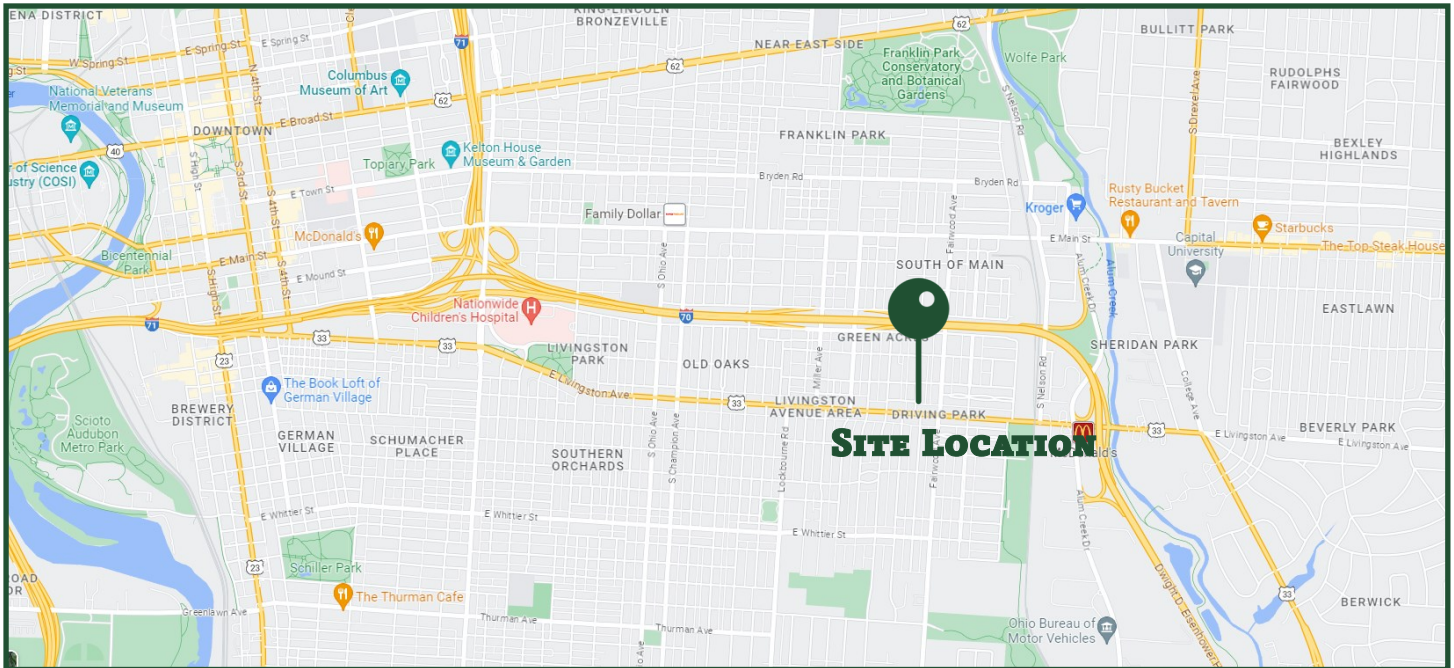


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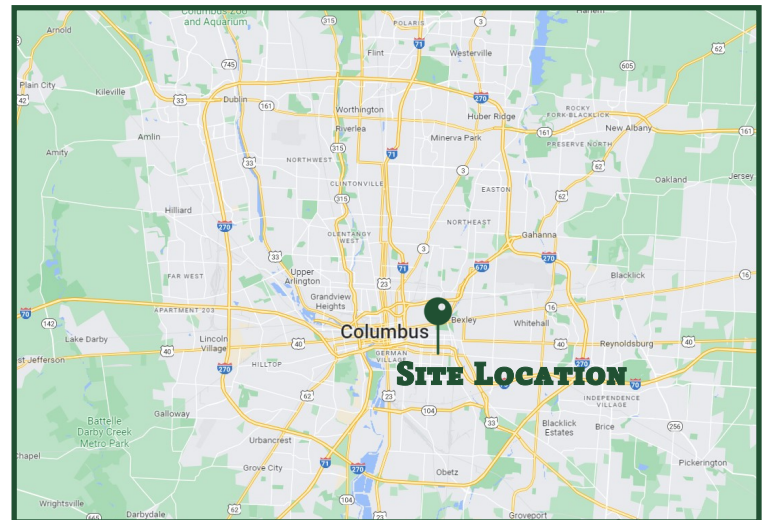
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## TRAFFIC COUNT

Street	Avg Daily Volume
E MAIN ST - BRICE RD	31,006
RAMP FROM BRICE RD - IR70 WB BRICE RD	17,932
MC NAUGHTEN RD - MC NAUGHTEN WOODS DR	13,686



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	10,381	82,258	178,422
Households (2020) 	5,588	42,760	86,697
Avg Household Income (2020) 	\$34,257	\$51,034	\$45,058

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 UPPER ARLINGTON, OH 43220  
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# COLUMBUS

## Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960  
residents



826,729  
households



\$63,498  
median household  
income

**#1**

Opportunity  
City

**#4**

City to Start  
a Business

**#5**

City for  
Entrepreneurs  
& Startups

**"Columbus is the #1 rising city for startups and the top remerging city for venture capital"**

FORBES MAGAZINE

## Top Employers



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