



4470 DUBLIN ROAD, COLUMBUS, OHIO 43221

FOR SALE: \$800,000



Property Features:

- Excellent Land Opportunity
- Total of 3.84 acreage for two parcels
- Parcel #050-011225 which is 1.43 acres and parcel #050-011224 which is 2.42 acres
- Located in city of Hilliard directly across from St. Brendan's Church and schools.
- Zoning is Residential
- Lot Size is 190' x 878'
- Location is near corner of Davidson Road and Dublin Road



BEST CORPORATE REAL ESTATE
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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.

4470 Dublin Road - 4470 Dublin Rd

Columbus, OH 43221 | Franklin County | Greater Franklin County Market

4 Acres - Res-SF site 167,270 SF

For Sale at \$800,000 (\$208,333.33 /Acre)



Total developer acreage 3.84 on two lots, Parcel #050-011225 which is 1.43 acres and parcel #050-011224. Excellent opportunity for development in the city of Hilliard directly across from St. Brendan's church and schools.

Property Type	Res-SF	Gas	No
Specific Use	Res-SF	Water	No
Lot Size	3.84 Ac.	Electricity	No
Lot Size SF	--	Sewer	No
Zoning	--	Sale Price	\$800,000
Will Divide	--	Price/Acre	\$208,333.33
Rail	--	Price/SF	\$4.78
Rail Provider	--	Min Divisible	--
Flood Plain	--	Rental Rate	----
Parcel #			

Lot #	Parcel Sz.(Ac.)	Max Contig (Ac.)	Min Div (Ac.)	Price	Price/Ac.	Price/SF
		3.84	3.84	\$800,000	\$208,333.33	\$4.78
Two Parcels Included 050-011225 and 050-011224						

Listing Company **Best Corporate Real Estate - Randy Best, CCIM (614) 559-3350x 12**



★ 4470 Dublin Road, Columbus, Ohio 43221

Area Map



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Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. 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.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

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