

**FOR SALE: \$175,000 PER DUPLEX  
3 DUPLEXES FOR SALE IN SAME NEIGHBORHOOD  
6 TOTAL UNITS FOR A PACKAGE PRICE**



**1954-1956 BRICETON DRIVE, REYNOLDSBURG, OH  
6351-6353 BRENT COURT, REYNOLDSBURG, OH  
6394 BIRCHVIEW & 1968 BRICETON DRIVE, REYNOLDSBURG, OH**



**1954-1956 Briceton Drive**



**6351-6353 Brent Court**



**1968 Briceton Drive & 6394 Birchview Drive**

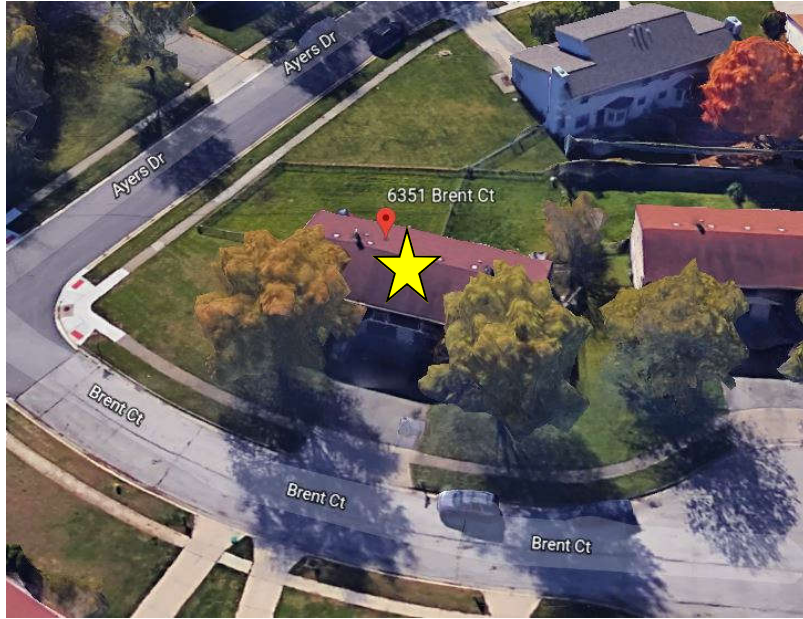
**PROPERTY FEATURES:**

- GREAT INVESTMENT , SIX TOTAL UNITS
- DUPLEXES CAN BE PURCHASED INDIVIDUALLY OR AS A PACKAGE
- EASY ACCESS TO I-70 FROM BRICE AND LIVINGSTON AVENUE
- AVERAGE RENTS ARE \$825 PER MONTH
- TWO/THREE BEDROOM UNITS
- BUY ONE OR ALL THREE DUPLEXES
- MAKE A PACKAGE OFFER!!
- NO SHOWINGS DO NOT DISTURB TENANTS
- FULLY LEASED

BEST CORPORATE REAL ESTATE  
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★ 3 Duplexes Available for Sale in Reynoldsburg, Ohio



6351-6353 Brent Court  
6394 Birchview Drive & 1968 Briceton Drive  
1954-1956 Briceton Drive

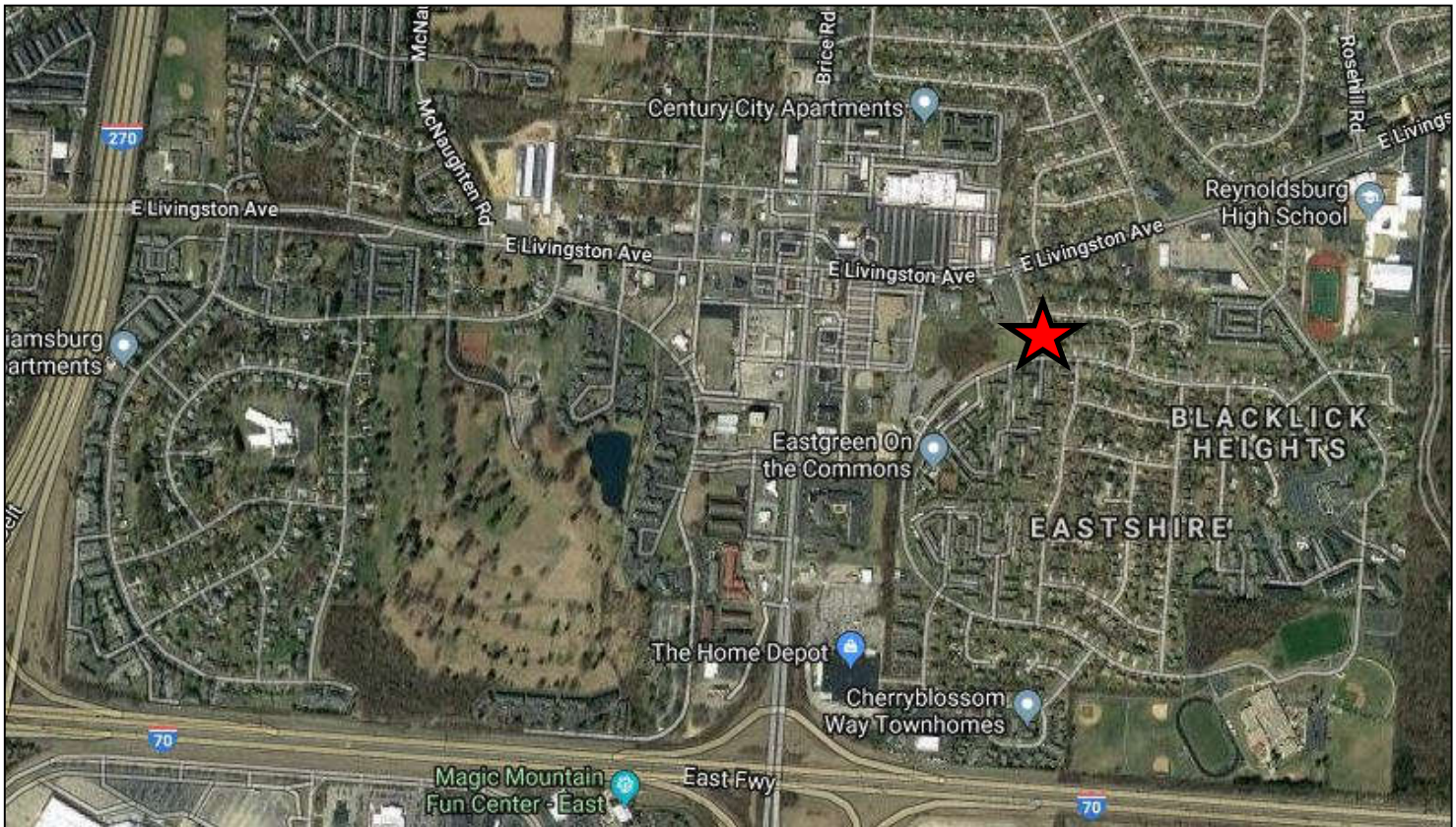


**FOR SALE: \$175,000 PER DUPLEX**  
**3 DUPLEXES FOR SALE**  
**6 TOTAL UNITS FOR A PACKAGE PRICE**  
**REYNOLDSBURG OH**

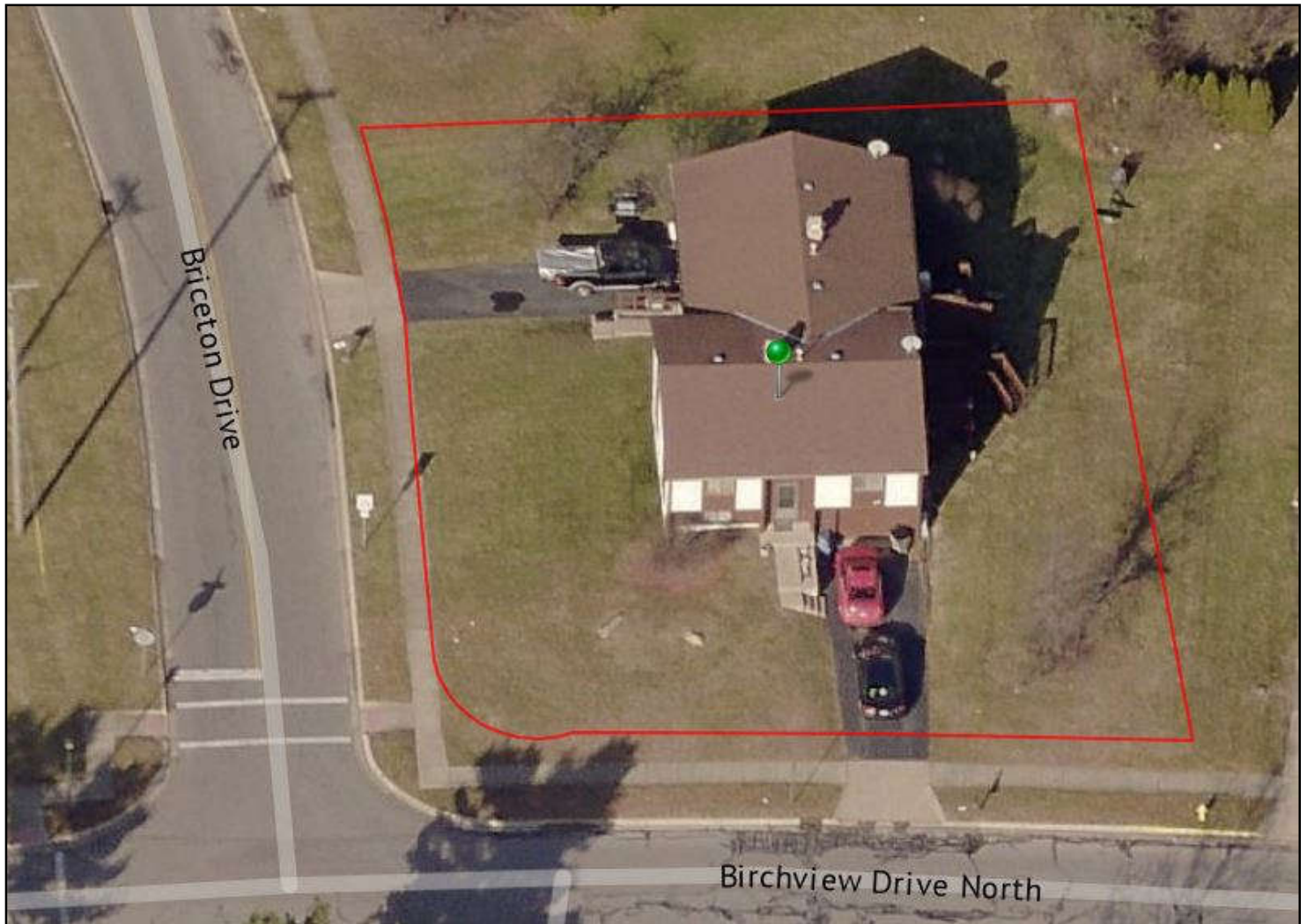


**PROPERTY FEATURES:**

- Approximately 1350 SF in each unit with 2/3 beds and 1.5 bath
- Units have 1 car garages, wooden decks & plenty of yard space
- Most units include a fireplace with gas starters
- Split-level layouts with finished lower level
- Large Eat-in kitchens with all appliances including dish washers.
- Some units with walk-in closets
- Long term tenants
- Reynoldsburg schools
- Conveniently located just off of Livingston Ave.
- Near shopping, restaurants and other amenities
- Curb Offers only, do not disturb tenants
- Years Built: 1978, thru-1980



- FOR SALE: \$175,000 PER DUPLEX
- 1968 BRICETON DRIVE & 6394 BIRCHVIEW DRIVE, REYNOLDSBURG OH



# Full Photo Tour

1954-1956 Briceton Drive 56, Reynoldsburg, OH 43068  
This listing is Active Listed for \$175,000 MLS # 218032499

Auditor Photo



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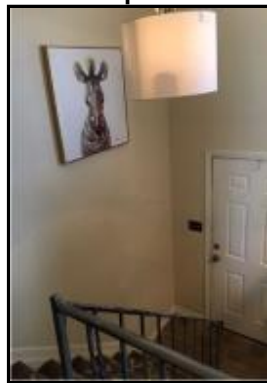
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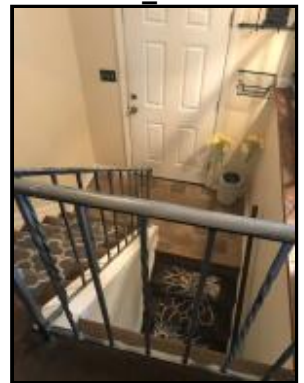
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Capture



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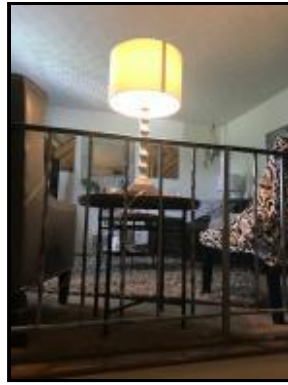


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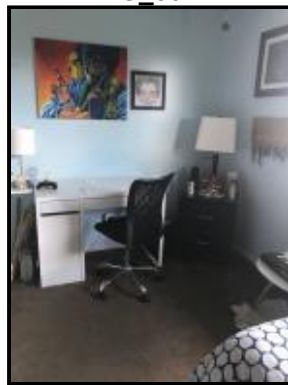
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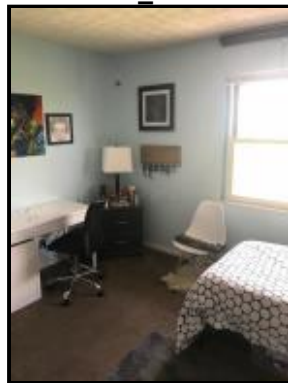
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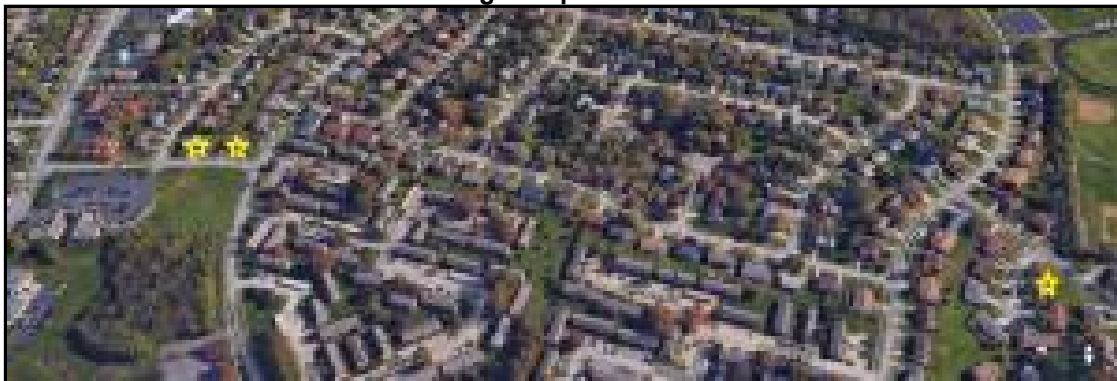
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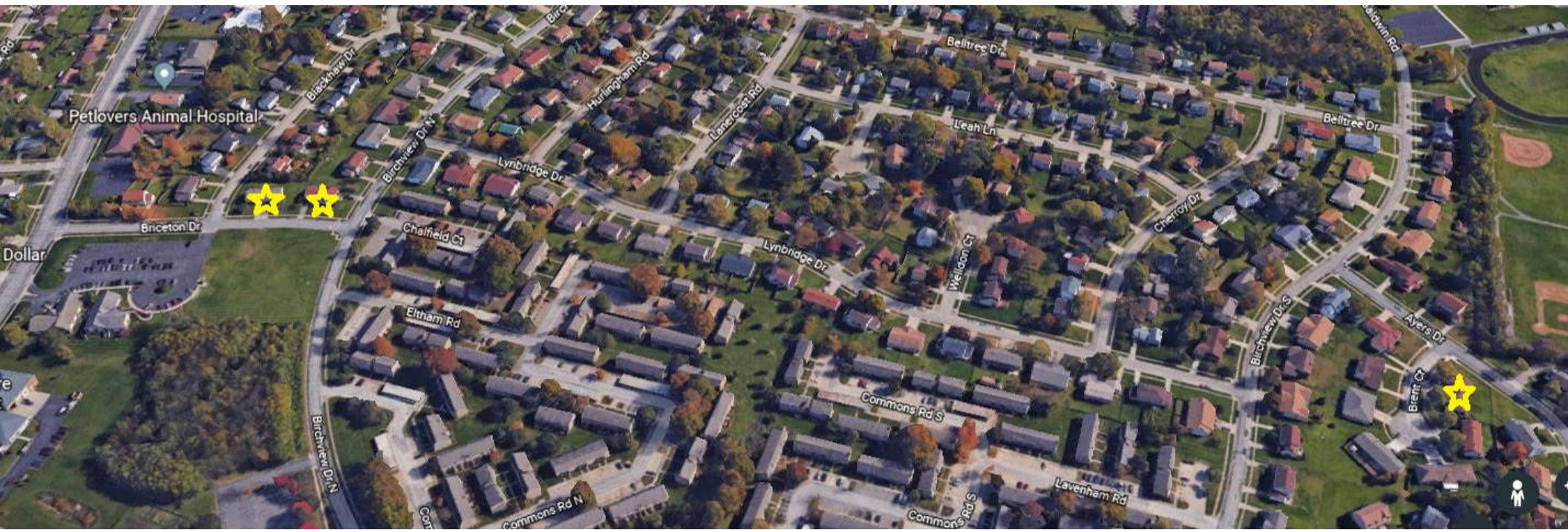


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Google Map with stars







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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

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.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

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.

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This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.