

\$99,900



For Sale

1626 E. Livingston Ave

Columbus OH 43205

Leased Barber Shop Available for Sale

- Total of +/- 325 Square Feet
- 100% Occupied
- Cash Flowing Investment Opportunity
- Free Standing Barber Shop with new roof
- Located between Seymour Avenue and Fairwood Avenue



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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.

	Commercial-Retail		
	List Number: 221008722	Status: Active	List Price: \$99,900
		Listing Service:	List Price Sqft: \$307.38
		Original List Price: \$99,900	VT:
	Parcel #: 010-005666	Previous Use: Barber Shop	
	Use Code:	Tax District: 010	Zoning:
	For Sale: Yes	For Lease: No	Exchange: No
	Occupancy Rate: 100	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:	
Taxes (Yrly): 638	Tax Year: 2020	Possession: At Closing	
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:	Mult Parcels/Sch Dis: No	Near Interchange:	

Building Information

Total SqFt Available: 325	Minimum Sqft Avail: 325	Max Cont Sqft Avail: 325
Bldg Sq Ft: 325	Acreage: 0.1	Lot Size: 34 129
# Floors AboveGround: 1	# Units:	Parking Ratio/1000:
# of Docks: 0	# Drive-In Doors: 0	Total Parking:
Year Built: 1962	Year Remodeled:	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:	Electric:
Heat Type:	Misc Int & Ext Info:
Electric:	
Services Available:	
Construction:	
Sprinkler:	
Mult Use:	
New Financing:	MLS Primary PhotoSrc: Realtor Provided

Property Description

Free standing barber shop with new roof. Tenant is in place paying \$995/month. Cash flowing investment or future redevelopment opportunity.

Sold Info

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

Sold Non-MLS: No
March 25, 2021 **Prepared by:** Randy J Best

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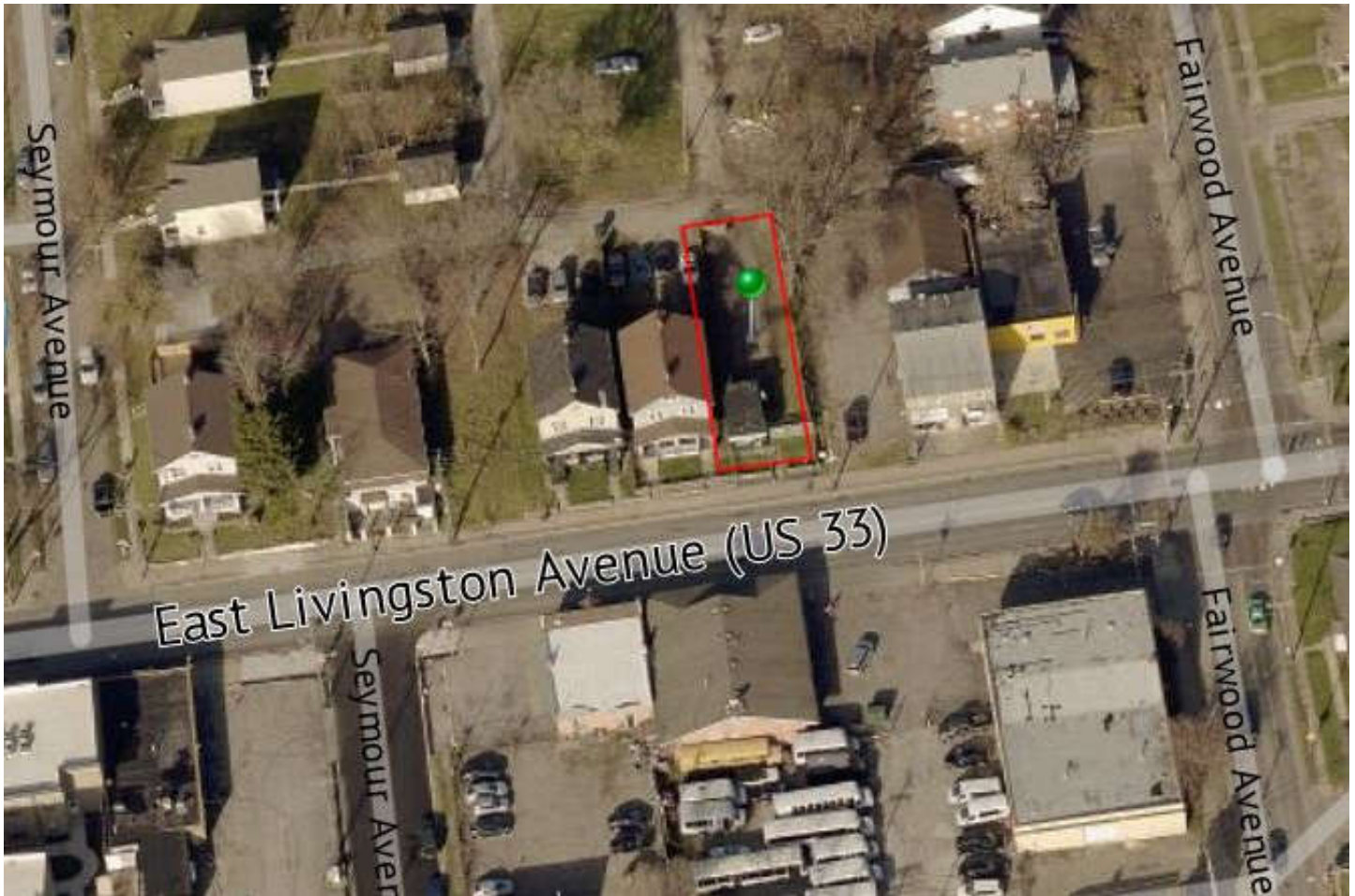
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Aerial



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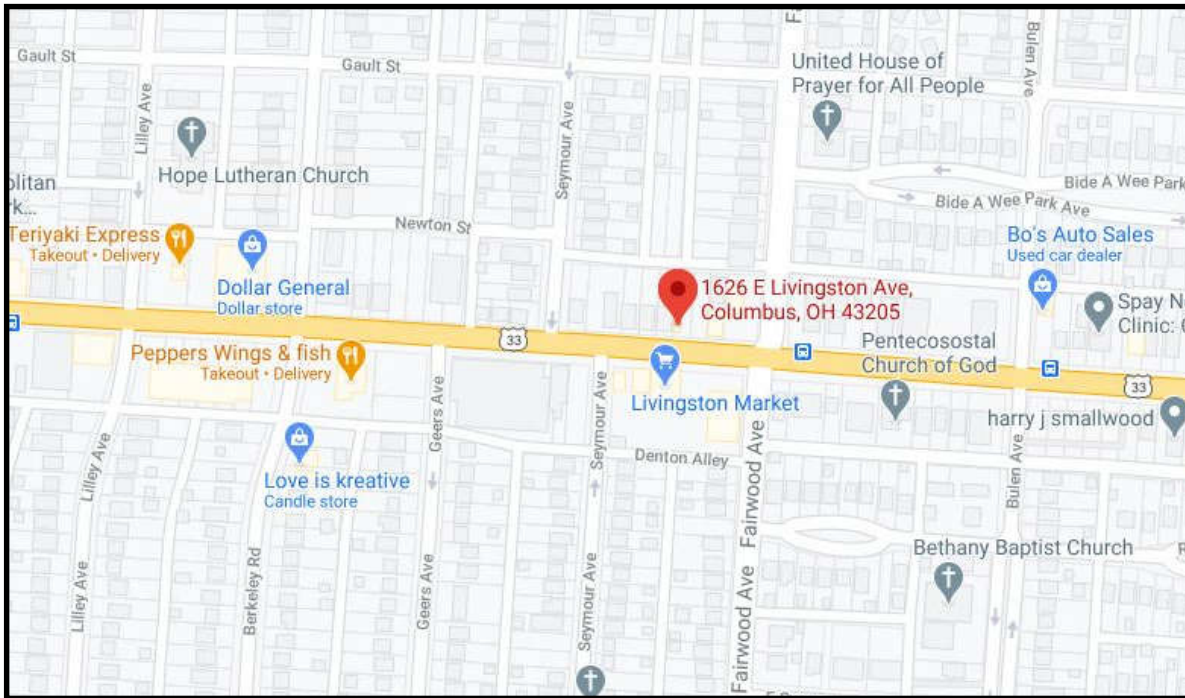
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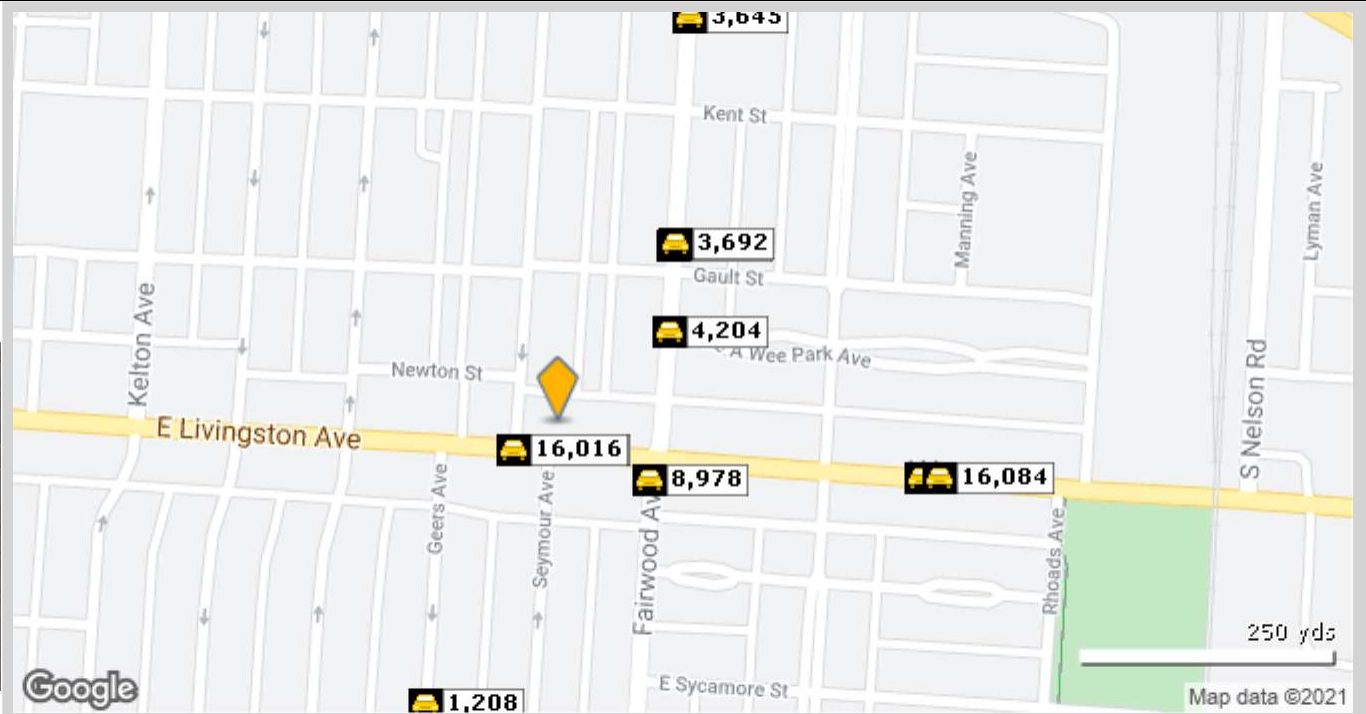
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Traffic Count Report

1604 Livingston, Columbus, OH 43205

Building Type: **Class C Office**
 Class: **C**
 RBA: **3,600 SF**
 Typical Floor: **1,800 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Seymour Ave	E Livingston Ave	0.00 No	2020	18,718	MPSI	.03
2	E Livingston Ave	Seymour Ave	0.00	2015	16,016	MPSI	.03
3	Fairwood Ave	Denton Aly	0.01 S	2020	8,978	MPSI	.06
4	Fairwood Avenue	Bide A Wee Park Ave	0.00 S	2020	4,204	MPSI	.08
5	Fairwood Ave	Gault St	0.02 S	2018	4,906	MPSI	.12
6	Fairwood Ave	Gault St	0.02 S	2020	3,692	MPSI	.12
7	Geers Ave	Forest St	0.04 S	2018	1,208	MPSI	.18
8	E Livingston Ave	Bulen Ave	0.06 W	2015	21,523	MPSI	.21
9	E Livingston Ave	Bulen Ave	0.07 W	2020	16,084	MPSI	.22
10	Fairwood Ave	Mooberry St	0.02 N	2020	3,645	MPSI	.24



Demographic Summary Report

1604 Livingston, Columbus, OH 43205

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	22,131		138,911		336,358	
2020 Estimate	20,871		130,742		318,366	
2010 Census	17,607		108,770		271,295	
Growth 2020 - 2025	6.04%		6.25%		5.65%	
Growth 2010 - 2020	18.54%		20.20%		17.35%	
2020 Population by Hispanic Origin	523		5,083		16,503	
2020 Population	20,871		130,742		318,366	
White	4,710	22.57%	54,550	41.72%	159,421	50.07%
Black	14,946	71.61%	68,176	52.15%	137,126	43.07%
Am. Indian & Alaskan	81	0.39%	499	0.38%	1,202	0.38%
Asian	267	1.28%	2,540	1.94%	9,527	2.99%
Hawaiian & Pacific Island	2	0.01%	87	0.07%	193	0.06%
Other	865	4.14%	4,890	3.74%	10,897	3.42%
U.S. Armed Forces	0		34		96	
Households						
2025 Projection	8,326		60,516		136,093	
2020 Estimate	7,862		56,975		128,568	
2010 Census	6,693		47,510		109,918	
Growth 2020 - 2025	5.90%		6.22%		5.85%	
Growth 2010 - 2020	17.47%		19.92%		16.97%	
Owner Occupied	3,297	41.94%	24,566	43.12%	52,283	40.67%
Renter Occupied	4,565	58.06%	32,409	56.88%	76,285	59.33%
2020 Households by HH Income	7,862		56,975		128,569	
Income: <\$25,000	2,927	37.23%	16,159	28.36%	39,911	31.04%
Income: \$25,000 - \$50,000	2,332	29.66%	15,226	26.72%	34,206	26.61%
Income: \$50,000 - \$75,000	1,196	15.21%	9,326	16.37%	22,239	17.30%
Income: \$75,000 - \$100,000	513	6.53%	5,006	8.79%	11,402	8.87%
Income: \$100,000 - \$125,000	304	3.87%	3,504	6.15%	7,597	5.91%
Income: \$125,000 - \$150,000	248	3.15%	2,732	4.80%	4,826	3.75%
Income: \$150,000 - \$200,000	118	1.50%	2,059	3.61%	3,612	2.81%
Income: \$200,000+	224	2.85%	2,963	5.20%	4,776	3.71%
2020 Avg Household Income	\$51,087		\$67,251		\$60,447	
2020 Med Household Income	\$35,421		\$43,626		\$41,289	





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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