

\$395,000



For Sale:

791-793 Champion Ave
Columbus OH 43205

Duplex


- One bedroom duplex, south of E Livingston Avenue.
- 1/2 Mile east of Nationwide Children's Hospital.
- Fully leased and sold as a package with 1029 E Livingston Avenue.
- Renovated with new roof and all mechanicals.
- Curb Offers only contingent on inspections.
- Located in the Opportunity Zone.

BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
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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.

Customer Full	Multi-Family-Duplex/Double	
	Status: Active	List Price: \$395,000
	List Number: 221010512	Original List Price: \$395,000
	Parcel #: 010-030400 Tax District: 010	VT:
	Use Code:	Zoning: multi-family
	For Sale: Yes	Exchange: No
Occupancy Rate: 100		Mortgage Balance:
Gross Income: 0		Assoc/Condo Fee:
Total Op Expenses: 0		Lot Size (Front): 30 158
Net Operating Income: 0		Acreage: 0.11
Tax Abatement: No Abatement End Date: Tax Incentive: No		
Taxes (Yrly): 1,282 Tax Year: 2020		School District: COLUMBUS CSD 2503 FRA CO.
Assessment:		

General Information		
Short Address: 791-793 S Champion Avenue	City (Mailing Addr): Columbus	Unit/Suite #:
Between Street (1): E Livingston Ave	County: Franklin	Corp LimitPerAuditor: Columbus
Between Street (2): E Sycamore Ace	Mult Parcels/Sch Dis: No	Township: None
Dist To Intersxn:	Complex:	Near Interchange:
		Zip Code: 43206

Unit Information					
	Efficiency	1 Bed	2 Bed	3 Bed	Other
# of Units					
Mo.Rent/Unit					
# Units: 2	# of Buildings: 1	Total Parking:	# of Elevators: 0	Addl Acceptance Cond: None Known	
Building Sqft: 1,631	Year Built: 1900	Before 1978: Yes	Year Remodeled: 2019		

Features	
Air Conditioning:	New Financing:
Alternate Uses:	Owner Pays:
Auction Info: Auction/Online Bidding: No	Other:
Construction:	Parking Type:
Efficiency:	Pre-2012:
Heat Fuel:	Printing Services:
Heating:	Sale Info:
Miscellaneous:	Services Available:
MLS Primary PhotoSrc: Realtor Provided	Tenant Pays:

Property Description
 One bedroom duplex south of E. Livingston Avenue., 1/2 mile east of Nationwide Children's Hospital. Fully leased and sold as a package with 1029 E. Livingston Avenue. Curb Offers only contingent on inspections. Located in the Opportunity Zone.

Sold Info	
Sold Date:	DOM: 2
	SP:
	Sold Non-MLS: No
	SlrCns:
	SlrAst:
Sold Non-MLS: No	
April 09, 2021	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. © 2021 [MLS](#) and [FBS](#). Prepared by Randy J Best on Friday, April 09, 2021 4:13 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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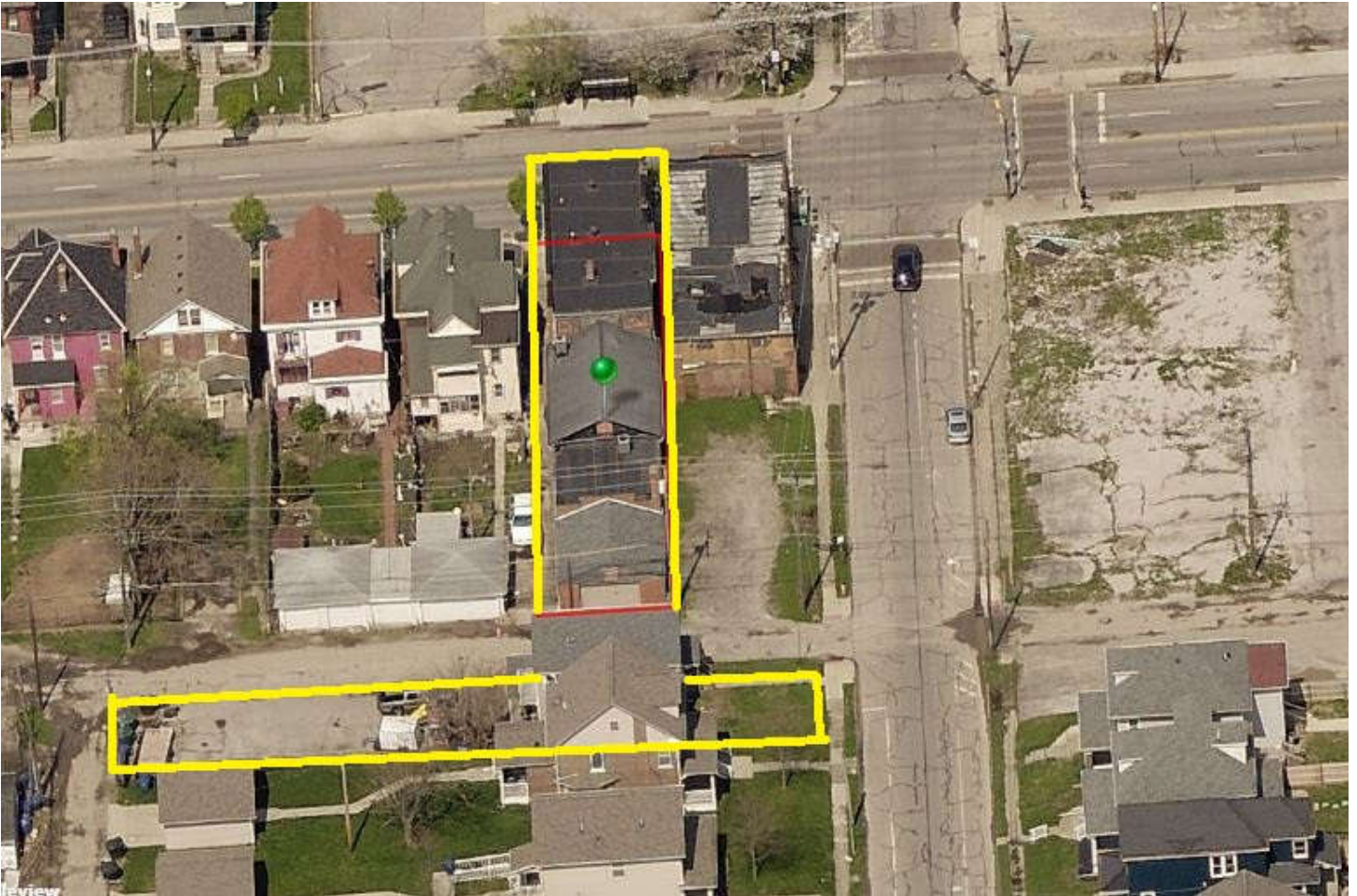
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Aerial



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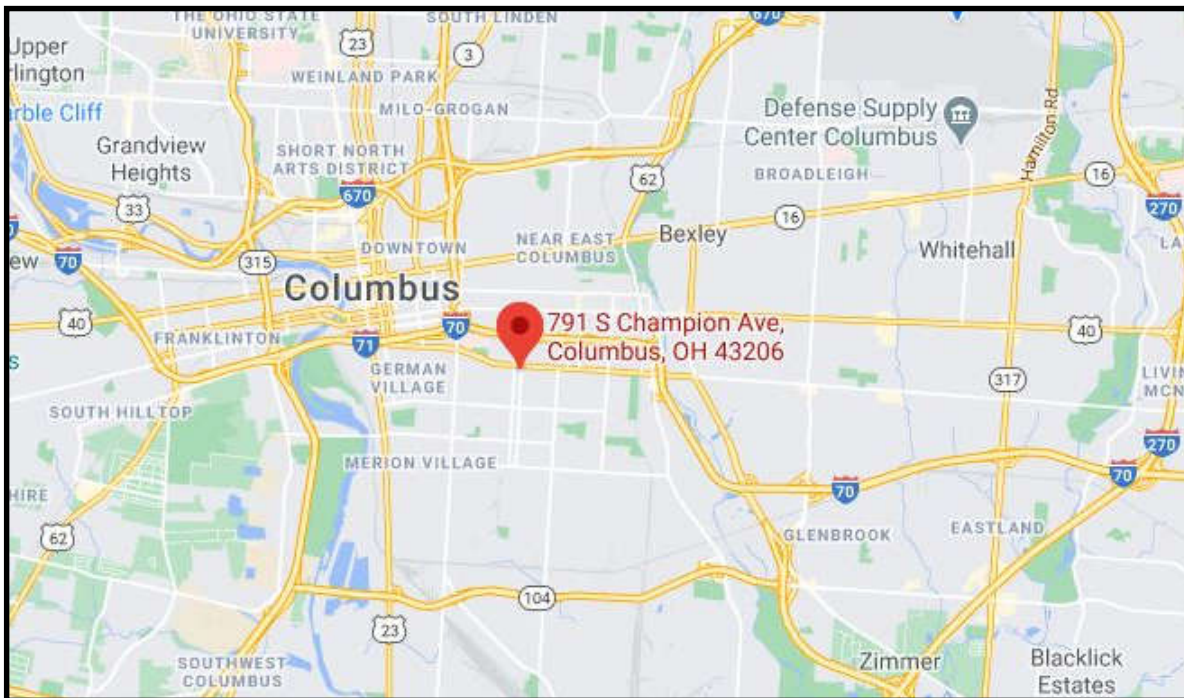
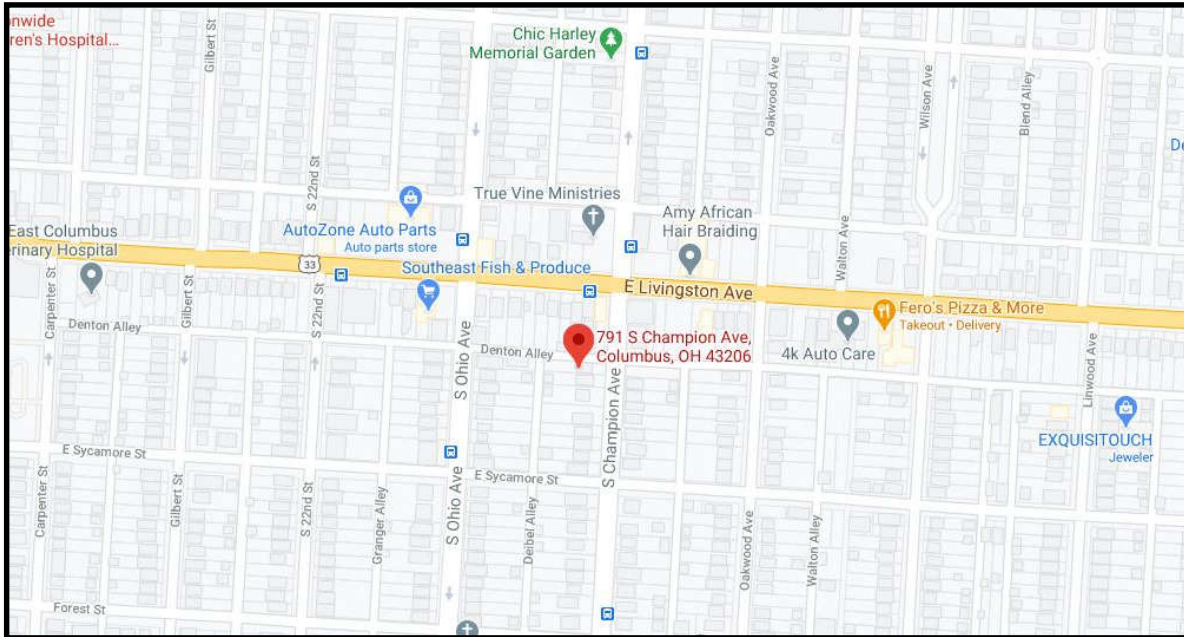
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Demographic Summary Report

1029 E Livingston Ave, Columbus, OH 43205

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **5,334 SF**
 Year Built: **1912**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



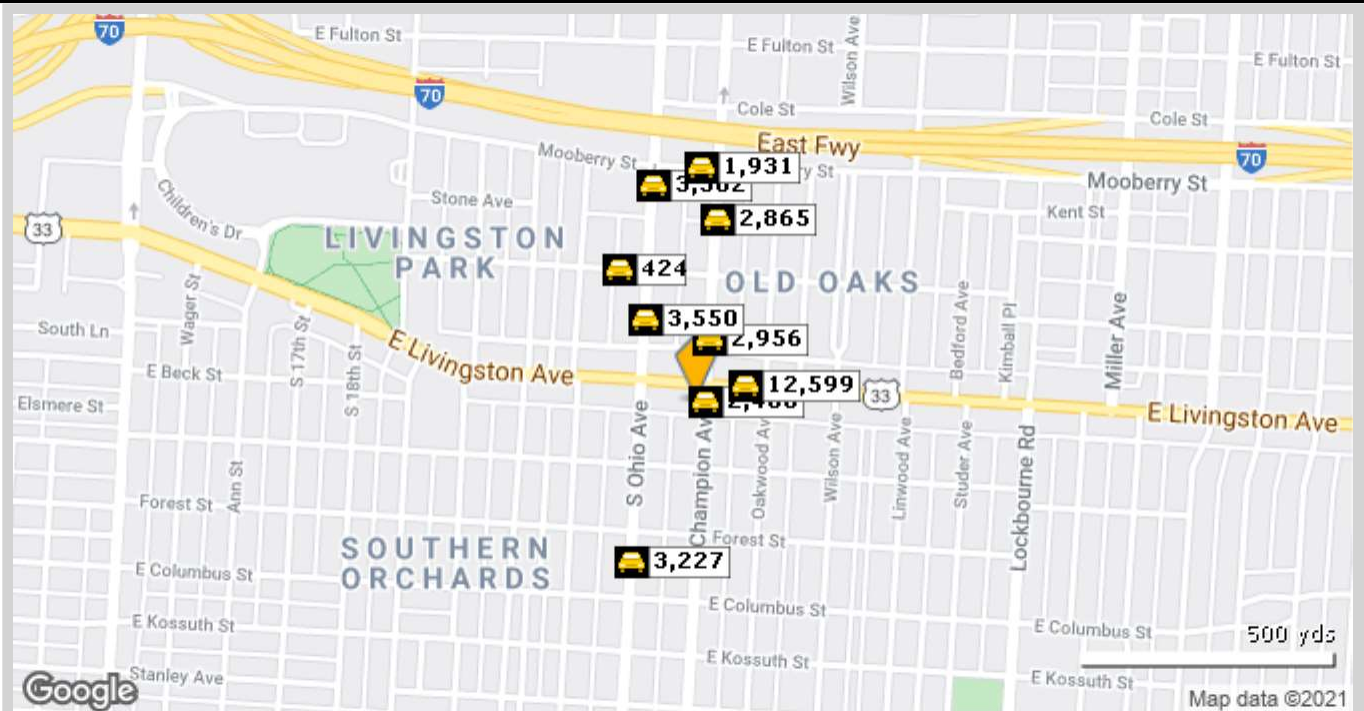
Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	28,043		131,567		355,920	
2020 Estimate	26,354		123,745		336,901	
2010 Census	21,678		102,419		287,459	
Growth 2020 - 2025	6.41%		6.32%		5.65%	
Growth 2010 - 2020	21.57%		20.82%		17.20%	
2020 Population by Hispanic Origin	701		4,212		16,820	
2020 Population	26,354		123,745		336,901	
White	7,204	27.34%	58,844	47.55%	178,290	52.92%
Black	17,625	66.88%	57,185	46.21%	133,984	39.77%
Am. Indian & Alaskan	108	0.41%	474	0.38%	1,268	0.38%
Asian	296	1.12%	2,605	2.11%	11,592	3.44%
Hawaiian & Pacific Island	2	0.01%	81	0.07%	204	0.06%
Other	1,119	4.25%	4,557	3.68%	11,563	3.43%
U.S. Armed Forces	6		45		102	
Households						
2025 Projection	11,166		58,639		144,713	
2020 Estimate	10,511		55,132		136,734	
2010 Census	8,746		45,507		117,055	
Growth 2020 - 2025	6.23%		6.36%		5.84%	
Growth 2010 - 2020	20.18%		21.15%		16.81%	
Owner Occupied	4,183	39.80%	22,401	40.63%	55,040	40.25%
Renter Occupied	6,327	60.19%	32,731	59.37%	81,694	59.75%
2020 Households by HH Income	10,510		55,130		136,735	
Income: <\$25,000	3,468	33.00%	15,292	27.74%	42,241	30.89%
Income: \$25,000 - \$50,000	3,070	29.21%	13,346	24.21%	35,448	25.92%
Income: \$50,000 - \$75,000	1,751	16.66%	8,922	16.18%	23,783	17.39%
Income: \$75,000 - \$100,000	889	8.46%	5,221	9.47%	12,525	9.16%
Income: \$100,000 - \$125,000	490	4.66%	3,861	7.00%	8,165	5.97%
Income: \$125,000 - \$150,000	317	3.02%	2,738	4.97%	5,159	3.77%
Income: \$150,000 - \$200,000	222	2.11%	2,329	4.22%	4,199	3.07%
Income: \$200,000+	303	2.88%	3,421	6.21%	5,215	3.81%
2020 Avg Household Income	\$55,115		\$71,985		\$61,360	
2020 Med Household Income	\$39,245		\$47,073		\$41,990	



Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S Champion Ave	Denton Aly	0.01 S	2020	2,480	MPSI	.01
2	E Livingston Ave	Oakwood Ave	0.02 E	2020	12,599	MPSI	.06
3	S Champion Ave	E Livingston Ave	0.05 S	2020	2,956	MPSI	.07
4	S Ohio Ave	Newton St	0.05 N	2020	3,550	MPSI	.11
5	Newton St	S Ohio Ave	0.03 E	2020	424	MPSI	.17
6	S Ohio Ave	Forest St	0.03 N	2018	1,616	MPSI	.19
7	South Ohio Avenue	Forest St	0.03 N	2020	3,227	MPSI	.19
8	S Champion Ave	Mooberry St	0.06 N	2020	2,865	MPSI	.21
9	S Ohio Ave	Mooberry St	0.03 N	2020	3,302	MPSI	.25
10	Mooberry St	S Champion Ave	0.02 E	2018	1,931	MPSI	.27



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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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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