

FOR SALE



\$ 289,000

851 S 17th St, Columbus, OH 43206

- 4– unit, garden-style brick apartments
- Located in rapidly developing Southern Orchards
- A few blocks from Nationwide Children’s Hospital
- Long-term tenants with 100% occupation
- 2 one-bedroom units and 2 two-bedroom units
- Rear off-street parking
- Curb offers only, with proof of funds letter.
- Sold “As Is” — do not disturb tenants



BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
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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-Flat**

Status: Active
List Number: 221031859

Parcel #: 010-001202 **Tax District:** 010

Use Code:

List Price: \$289,000
Original List Price: \$289,000
VT:
Zoning:

For Sale: Yes
Occupancy Rate:
Gross Income: 16,800
Total Op Expenses: 10,485.34
Net Operating Income: 6,314.66

Exchange: No
Mortgage Balance:
Assoc/Condo Fee:
Lot Size (Front): 4
Acreage: 0.15

Tax Abatement: No **Abatement End Date:** **Tax Incentive:**
Taxes (Yrly): 3,204 **Tax Year:** 2020 **School District:** COLUMBUS CSD 2503 FRA CO.
Assessment:

General Information

Short Address: 851 S 17th Street
Between Street (1): E Columbus Street
Between Street (2): Forest Street
Dist To Intersxn:

City (Mailing Addr): Columbus
County: Franklin
Mult Parcels/Sch Dis:
Complex:

Unit/Suite #:
 Corp LimitPerAuditor: Columbus
Township: None
Near Interchange:
Zip Code: 43206

Unit Information

	Efficiency	1 Bed	2 Bed	3 Bed	Other
# of Units		2	2		
Mo.Rent/Unit					
# Units: 4	# of Buildings:	Total Parking:	# of Elevators:	Addl Acceptance Cond: None Known	
Building Sqft: 2,727	Year Built: 1966	Before 1978: Yes	Year Remodeled:		

Features

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

Property Description

4- unit, garden-style brick apartments Located in rapidly developing Southern Orchards Just a few blocks away from Nationwide Children's Hospital Long-term tenants with 100% occupation 2 one-bedroom units and 2 two-bedroom units Rear off-street parking Curb offers only with proof of funds letter, "As Is" — do not disturb tenants

Sold Info

Sold Date: **DOM:** 1 **SP:**
Sold Non-MLS: No **Sold Non-MLS:** No
SirCns: **SirAst:**

Sold Non-MLS: No
August 16, 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 Monday, August 16, 2021 1:30 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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Financials

Proforma 2020

Gross Income: \$16,800.00

Expenses:

Repairs and Maintenance: \$1,518.00

New Furnace: \$2,495.00

Exterminator: \$703.00

Utilities (Electric): \$120.00

Utilities (Water): \$1,245.00

Insurance: \$1,200.00

Real Estate Taxes: \$3,204.34

Total Expenses: \$10,485.34

Net Operating Income: \$6,314.66

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Parcel

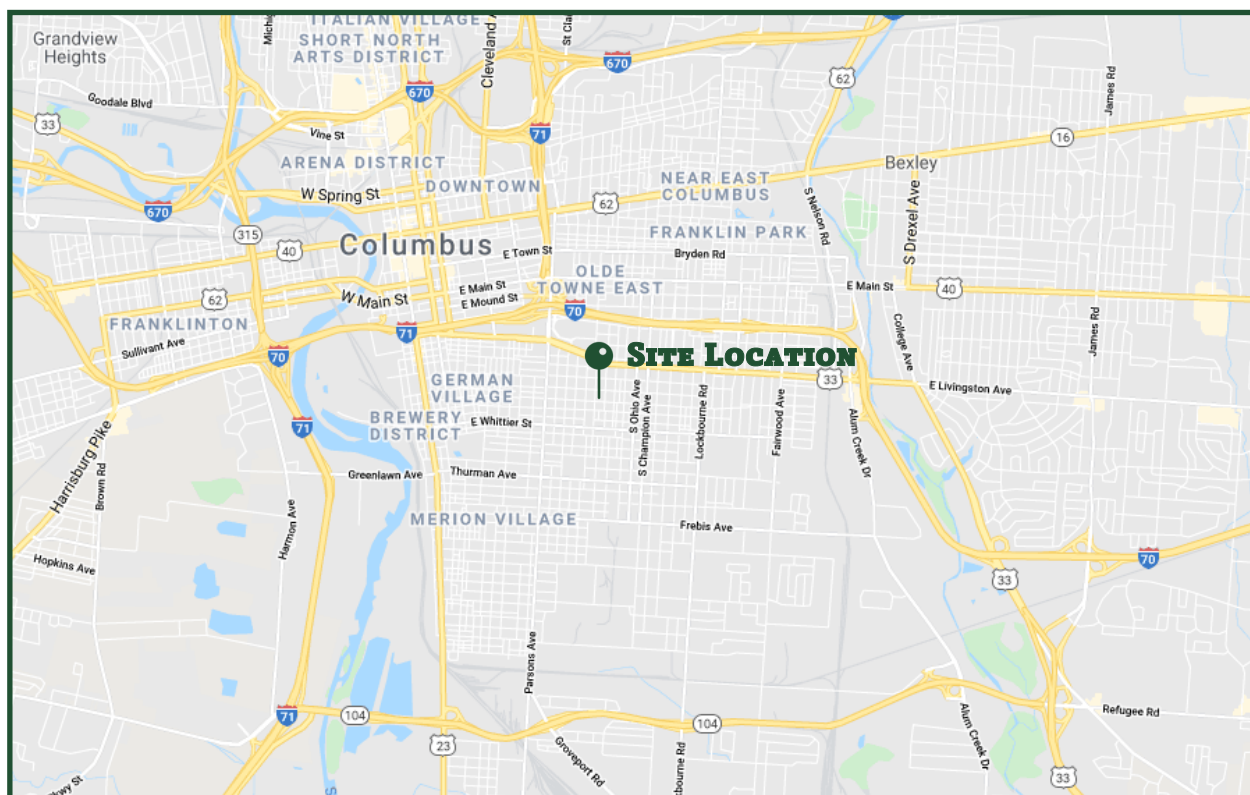
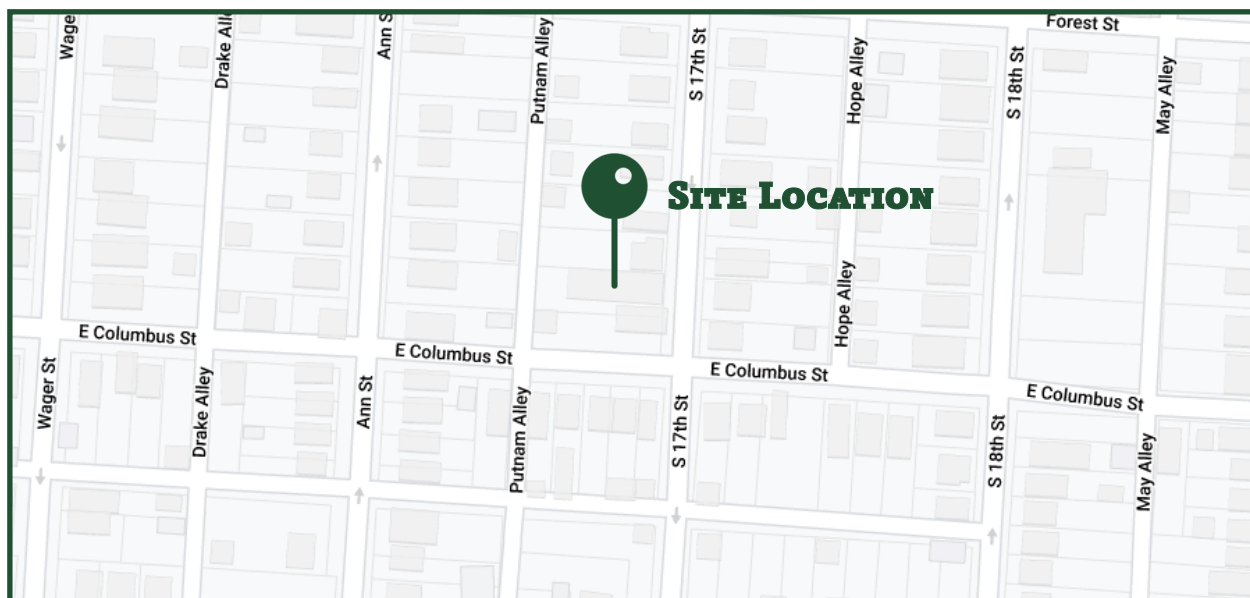


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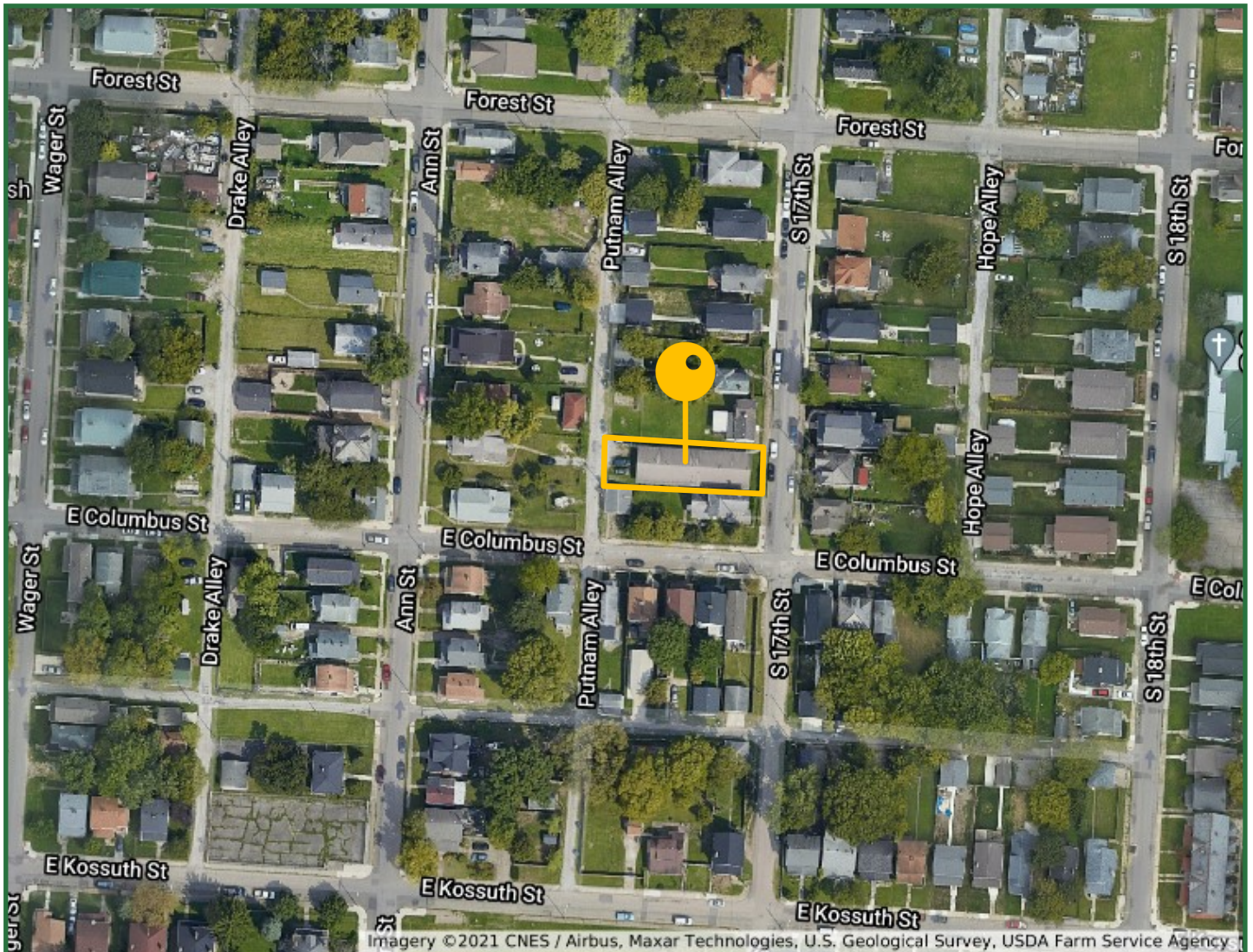
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Aerial View



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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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