

FOR SALE



265-267 Belvidere Avenue, Columbus, Ohio 43223

Multi-Family Housing in Columbus, Ohio

- Fully occupied duplex For Sale
- Curb Offers only
- 100% Occupancy of the Duplex
- Investment property located in Columbus' Hilltop Region
- Please do not disturb tenants



VALERIE TIVIN

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QUESTIONS? CONTACT US:

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BEST CORPORATE REAL ESTATE

4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM

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. *Line Drawings are Approximate*

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265-267 Belvidere Ave (43223)

Unit Type:	Duplex
Unit Size:	± 2,352 SF
Occupancy:	100%
Bed/Bath:	6/2

Combined Property Information

LEGAL

Legal Property Description:	2 Family Dwelling
Price:	\$255,000
Parcel Numbers:	010-063645
Occupancy:	100%

LAND

Land Acreage:	± 0.1534 AC
Current Zoning:	Residential
Jurisdiction:	Columbus

ADDITIONAL INFO

Parcel Benefits:	Close Proximity to Downtown Columbus
Water/Sewer System:	Columbus City
Total RE Taxes (2025):	\$2,547.18
Utilities:	Tenant Pays

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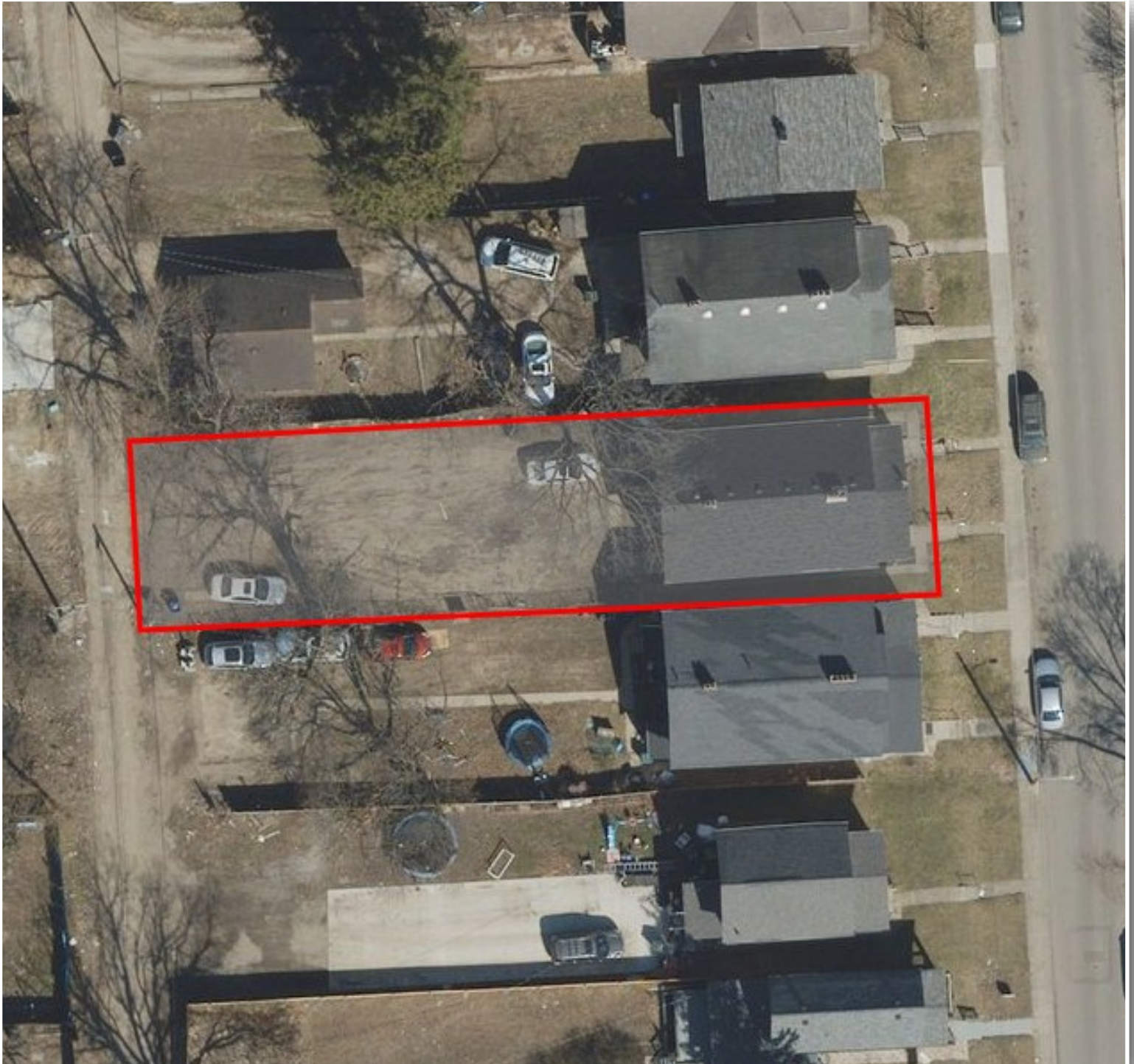
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Portfolio Overview



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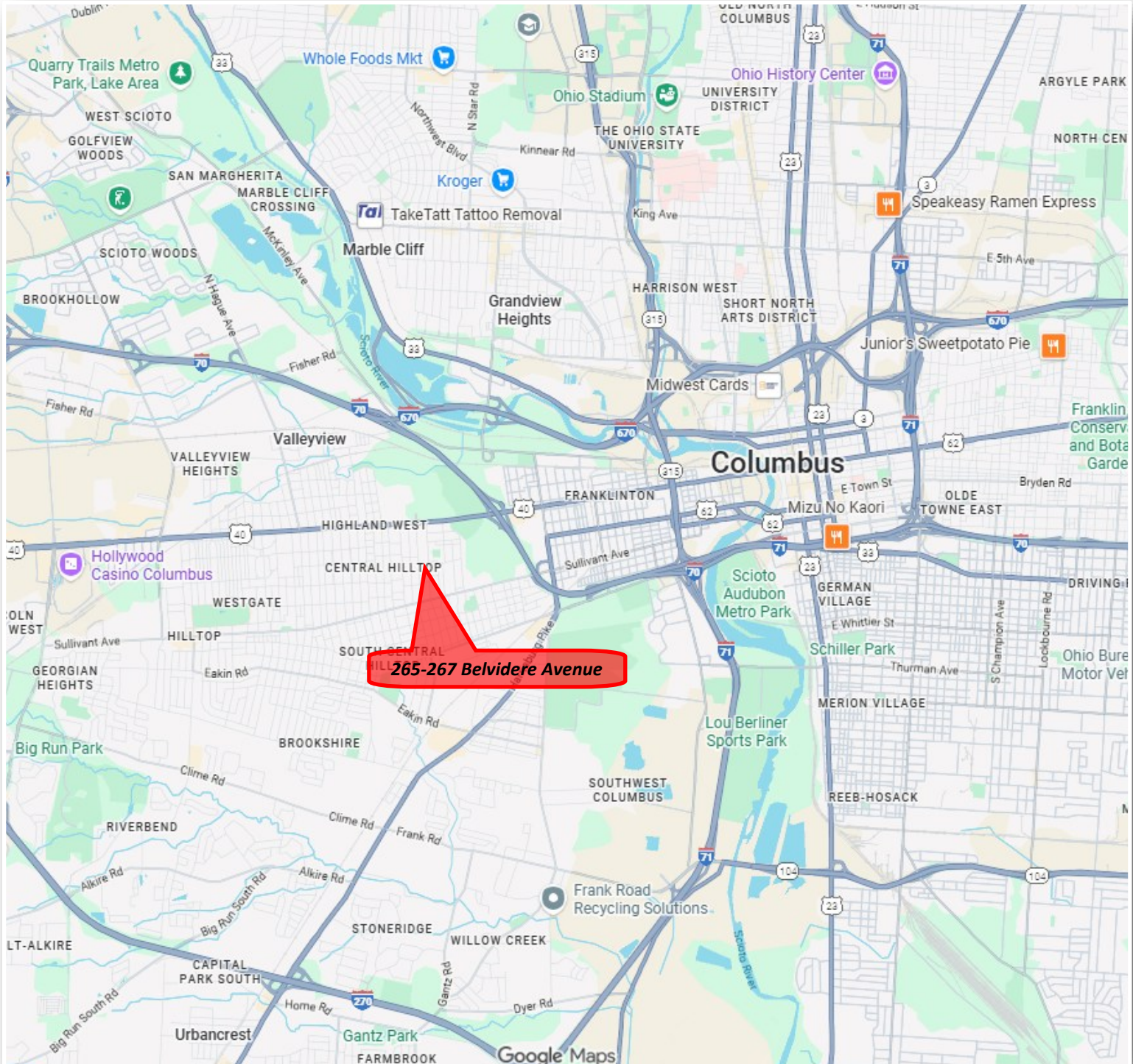


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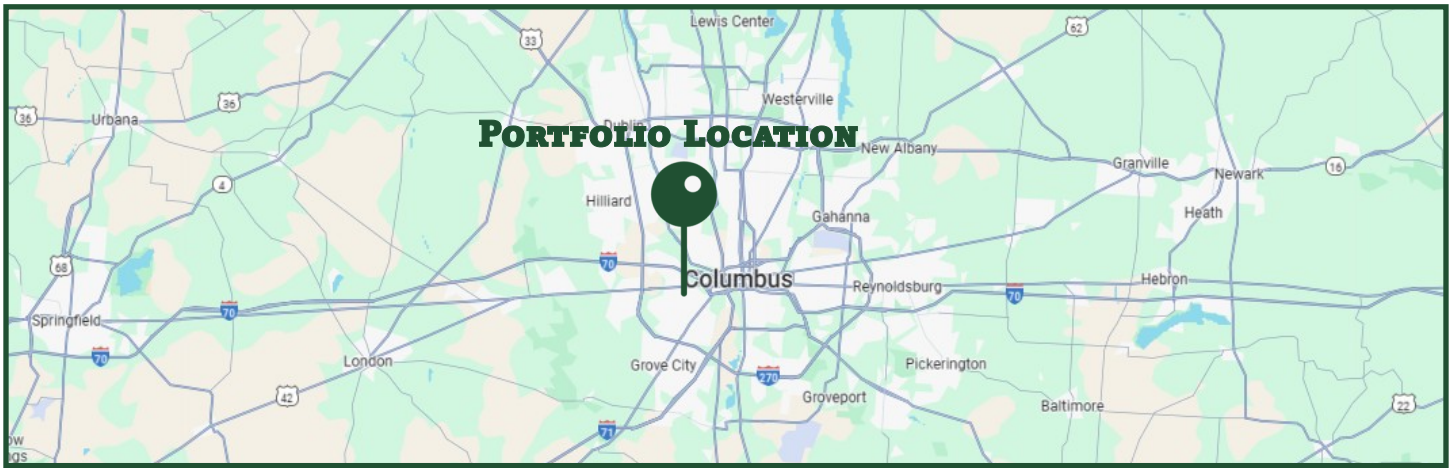


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TRAFFIC OVERVIEW

Street	Avg Daily Volume
W Mound Street	±6,067
S Hague Avenue	±8,430
Sullivant Avenue	±16,763



DEMOGRAPHICS

TOTAL POPULATION (24) AVG HOUSEHOLD INCOME AVG WORK COMMUTE TIME

43223	27,371	\$73,240	10-20 Mins.
43204	42,593	\$80,440	15-25 Mins.
43206	22,020	\$103,260	15-20 Mins.

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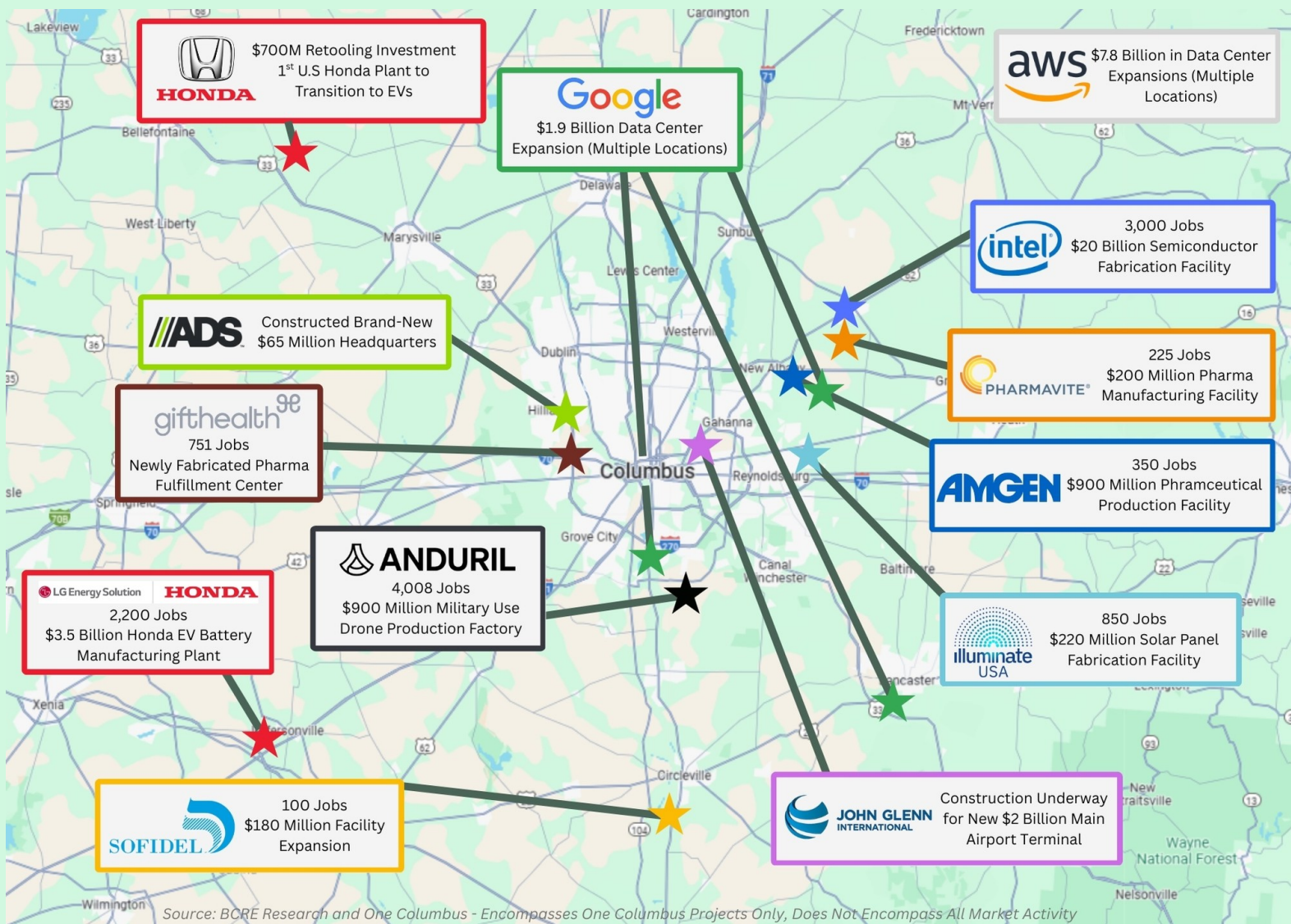


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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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Disclaimer And Confidentiality Agreement - Continued -

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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.

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