

FOR SALE



\$199,000

317 S Warren Avenue, Columbus, Ohio 43204

Investment Residential in Columbus, Ohio

- ±1,148 Square Foot Leased House For Sale.
- Please do not disturb tenants
- Financials available with a signed NDA
- Curb Offers only
- 100% Occupancy
- Property can potentially be included as part of a larger portfolio of properties for sale, contact agent for details.



VALERIE TIVIN

PHONE: 614-559-3350 EXT 110

EMAIL: VTIVIN@BESTCORPORATEREALESTATE.COM

QUESTIONS? CONTACT US:

PHONE: 614-559-3350

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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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Unit Type:	Single Family
Unit Size:	± 1,148 SF
Occupancy:	100%
Bed/Bath:	3/1

LEGAL

Legal Property Description:	Leased Residential House For Sale
Price:	\$199,000
Parcel Numbers:	010-007378-00
Occupancy:	100%

LAND

Land Acreage:	± 0.08 Acres
Current Zoning:	R, R2
Jurisdiction:	Columbus

ADDITIONAL INFO

Drive-in Doors:	0
Parcel Benefits:	Close Proximity to Downtown Columbus
Water/Sewer System:	Columbus City
Total RE Taxes (2024):	\$1,660.42

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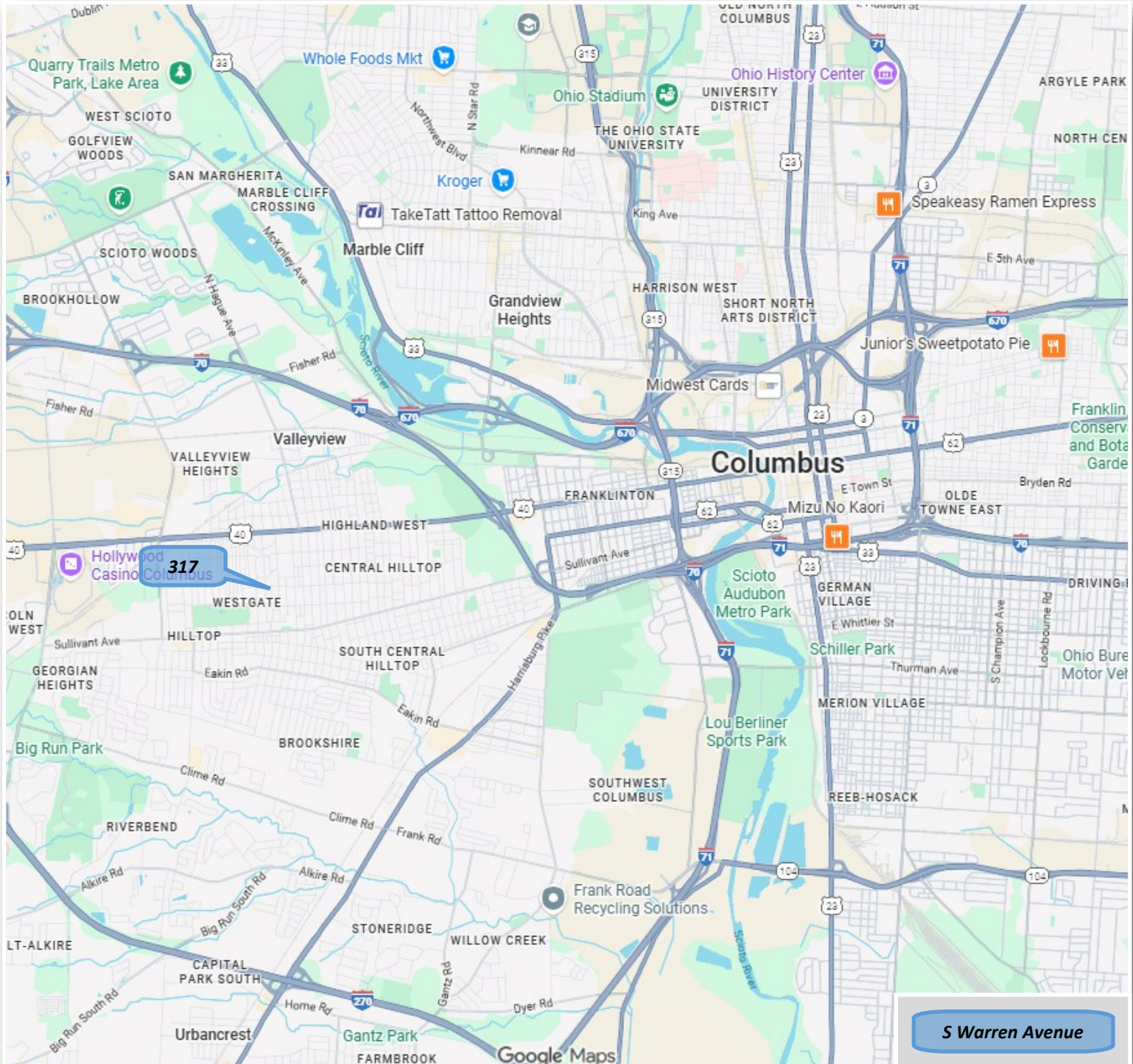


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Portfolio Overview



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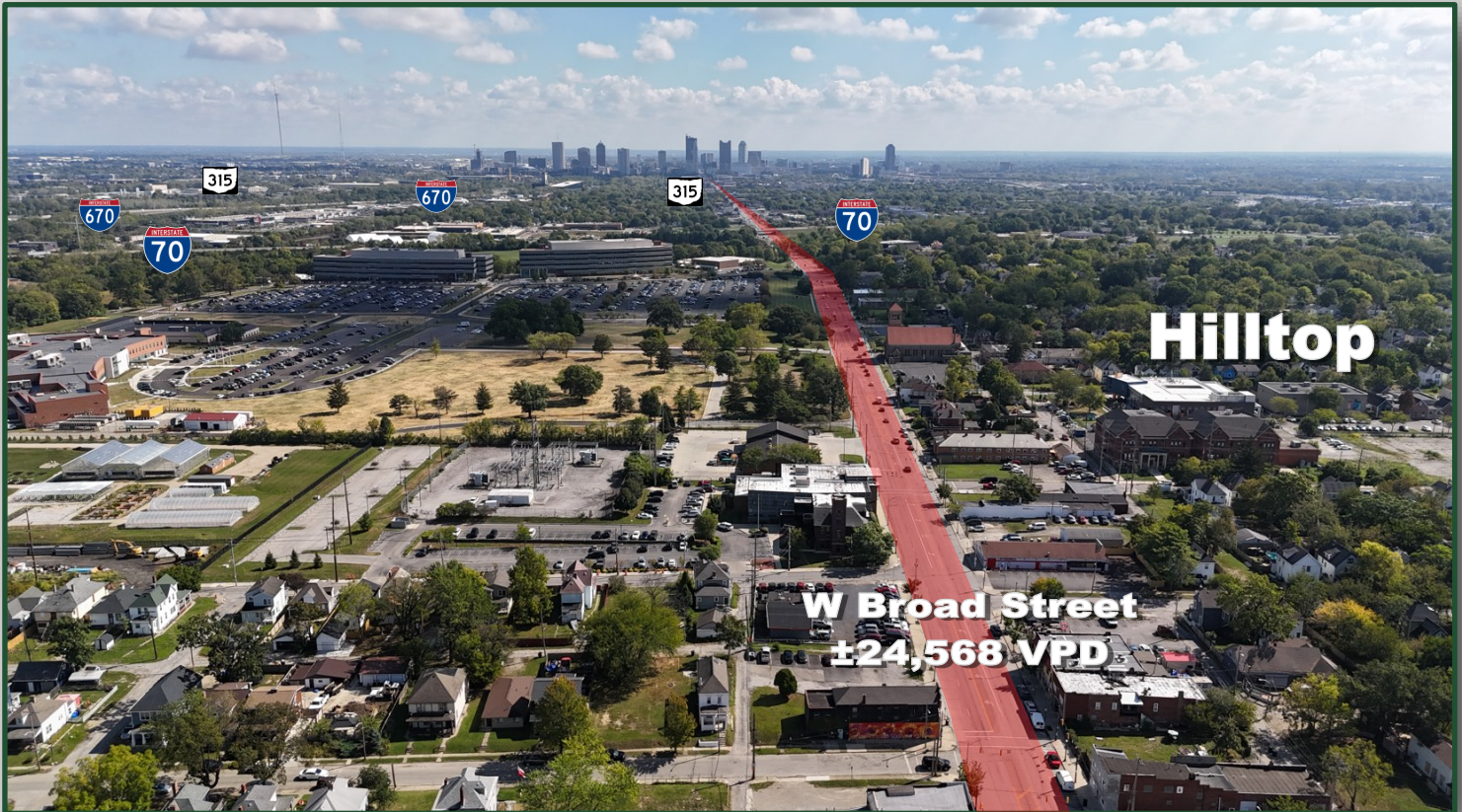


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AREA OVERVIEW AND BENEFITS

*Line Drawings are Approximate



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**GREAT PROXIMITY TO MAJOR
HIGHWAYS AND ROADS**

**EXCELLENT DRIVE-TIMES FOR
DOWNTOWN COLUMBUS**

**AMPLE LOCAL BUSINESSES IN
SURROUNDING AREA**

100% LEASED

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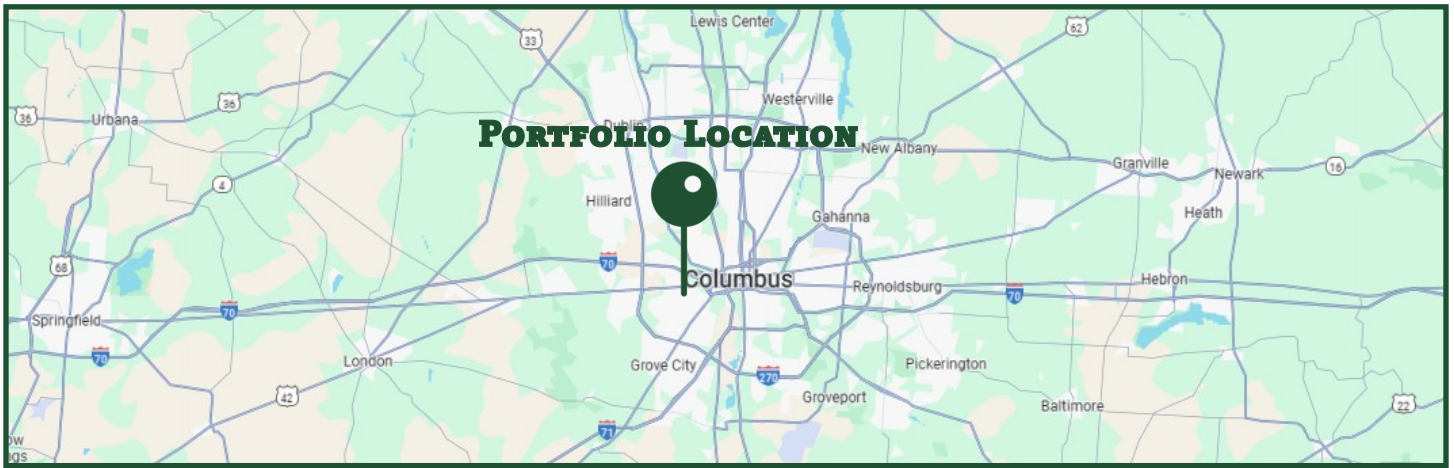
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TRAFFIC OVERVIEW

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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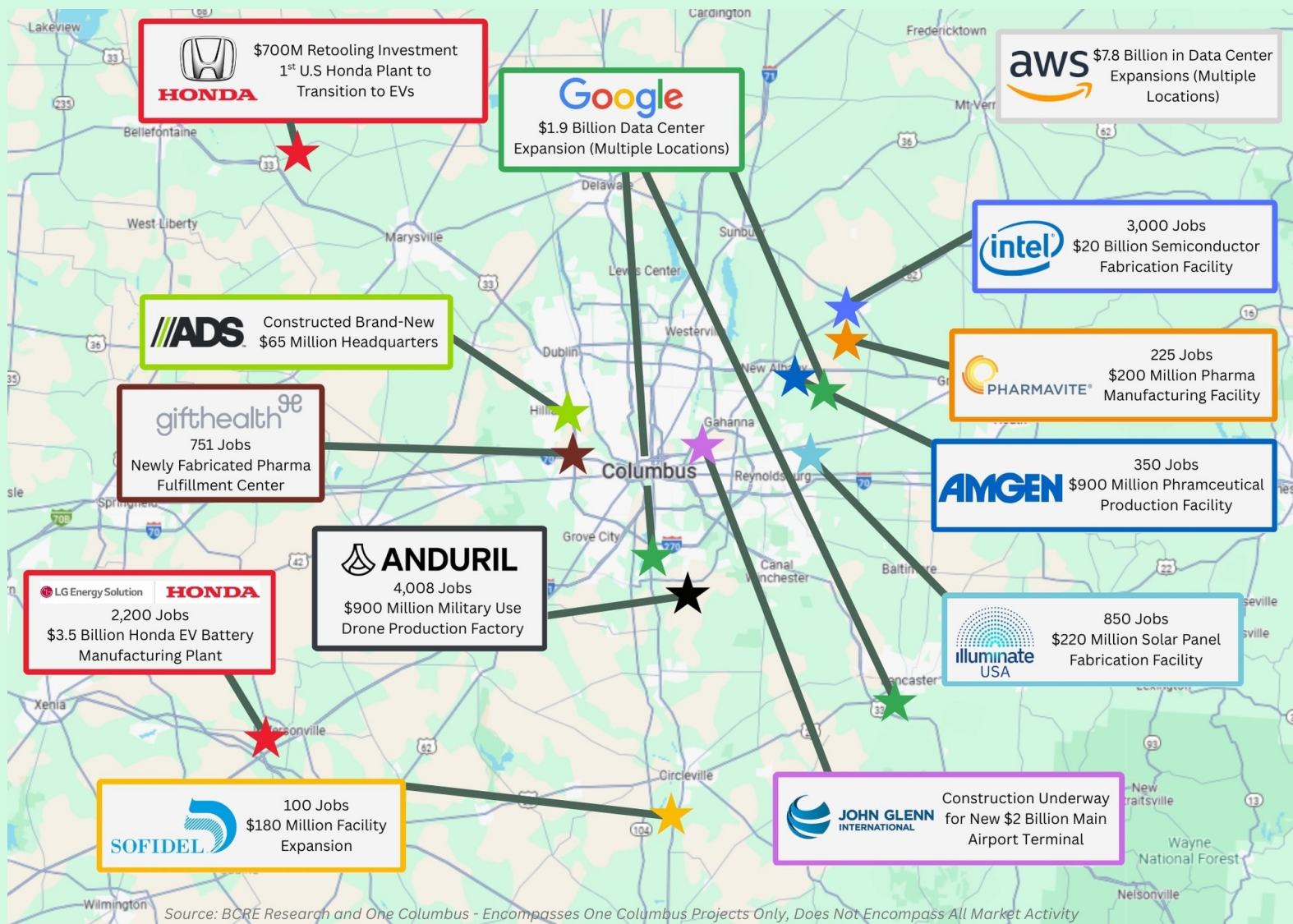


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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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