

FOR SALE



\$180,000

511 S Ogden Avenue, Columbus, Ohio 43204

Investment Residential in Columbus, Ohio

- ± 900 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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511 Ogden Avenue

Unit Type:	Single Family
Unit Size:	± 900 SF
Occupancy:	100%
Bed/Bath:	2/1

Property Information

LEGAL

Legal Property Description:	Leased Residential Investment For Sale
Price:	\$180,000
Parcel Numbers:	010-050486
Occupancy:	100%

LAND

Land Acreage:	± 0.05 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):	\$1,240.72

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Parcel Overview



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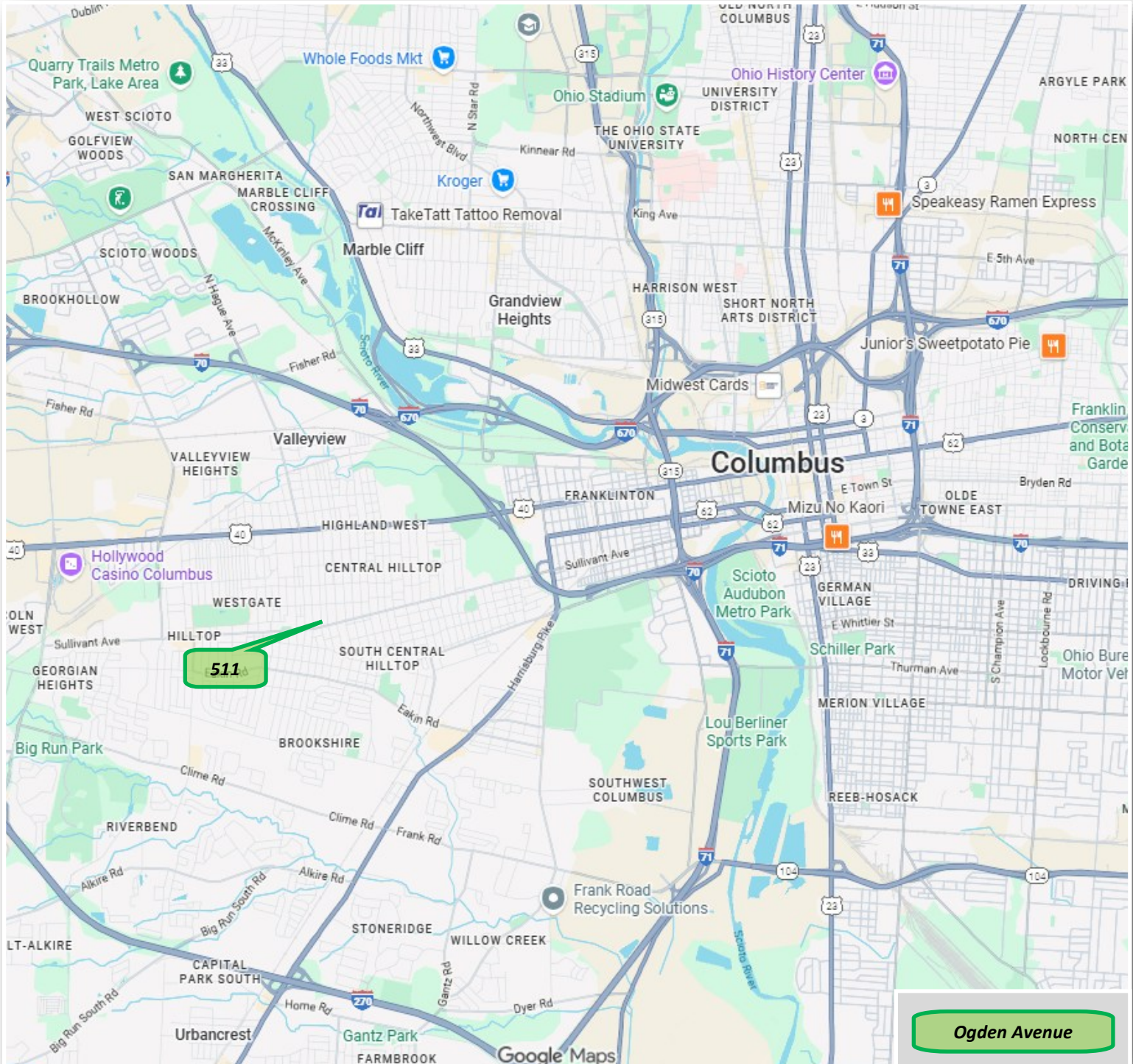
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Portfolio Overview



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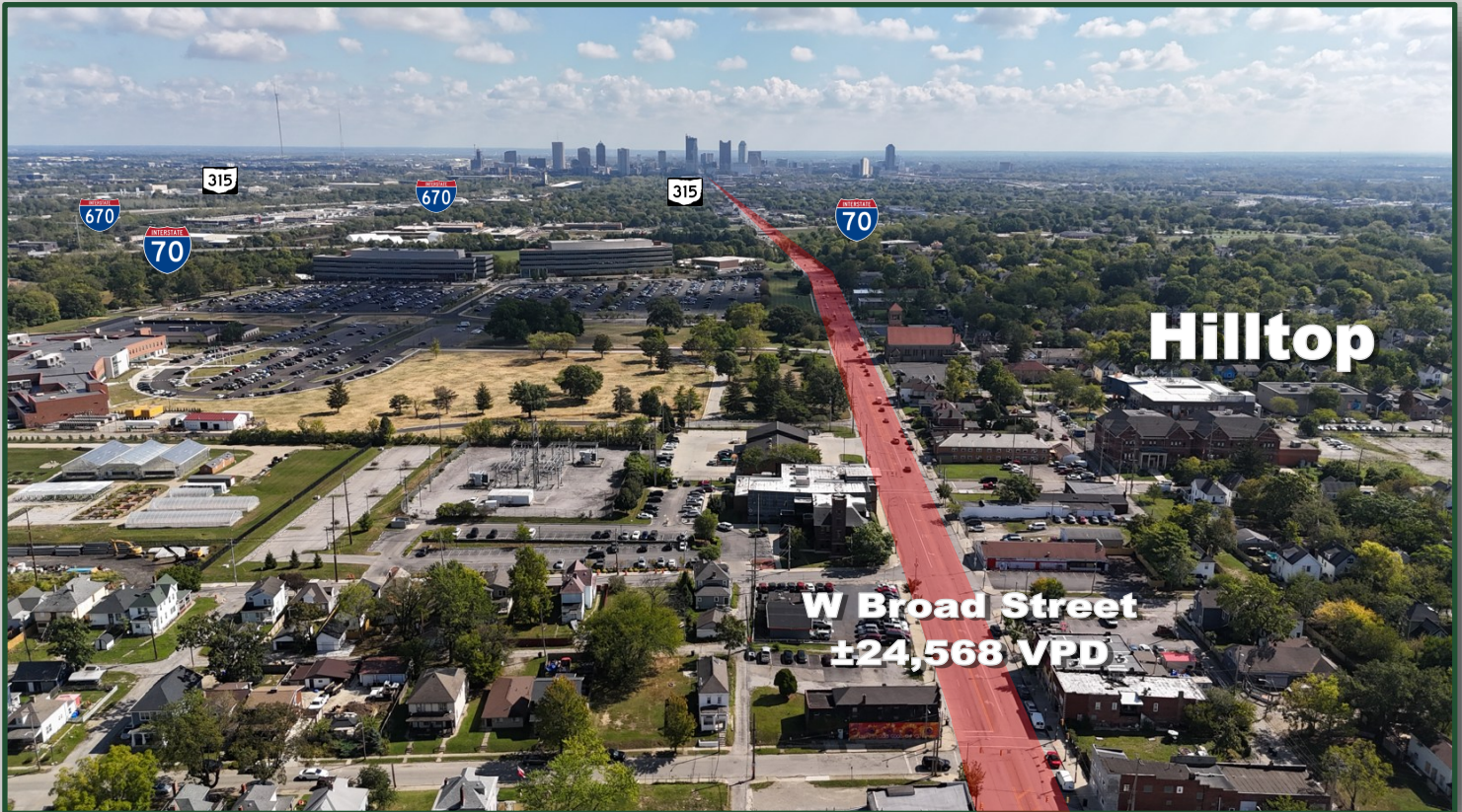
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AREA OVERVIEW AND BENEFITS

*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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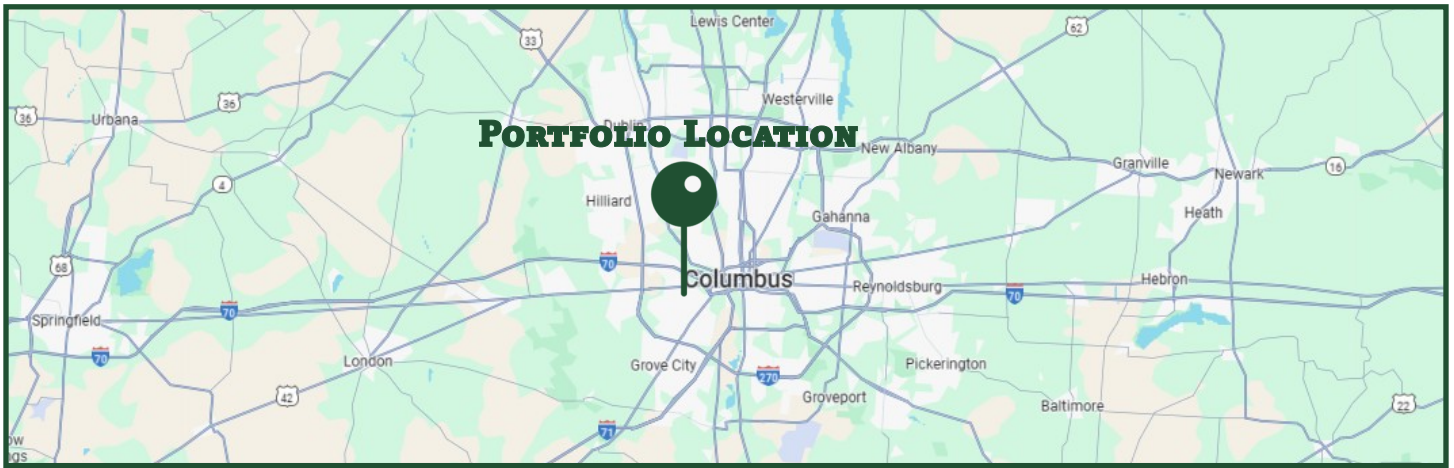
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TRAFFIC OVERVIEW

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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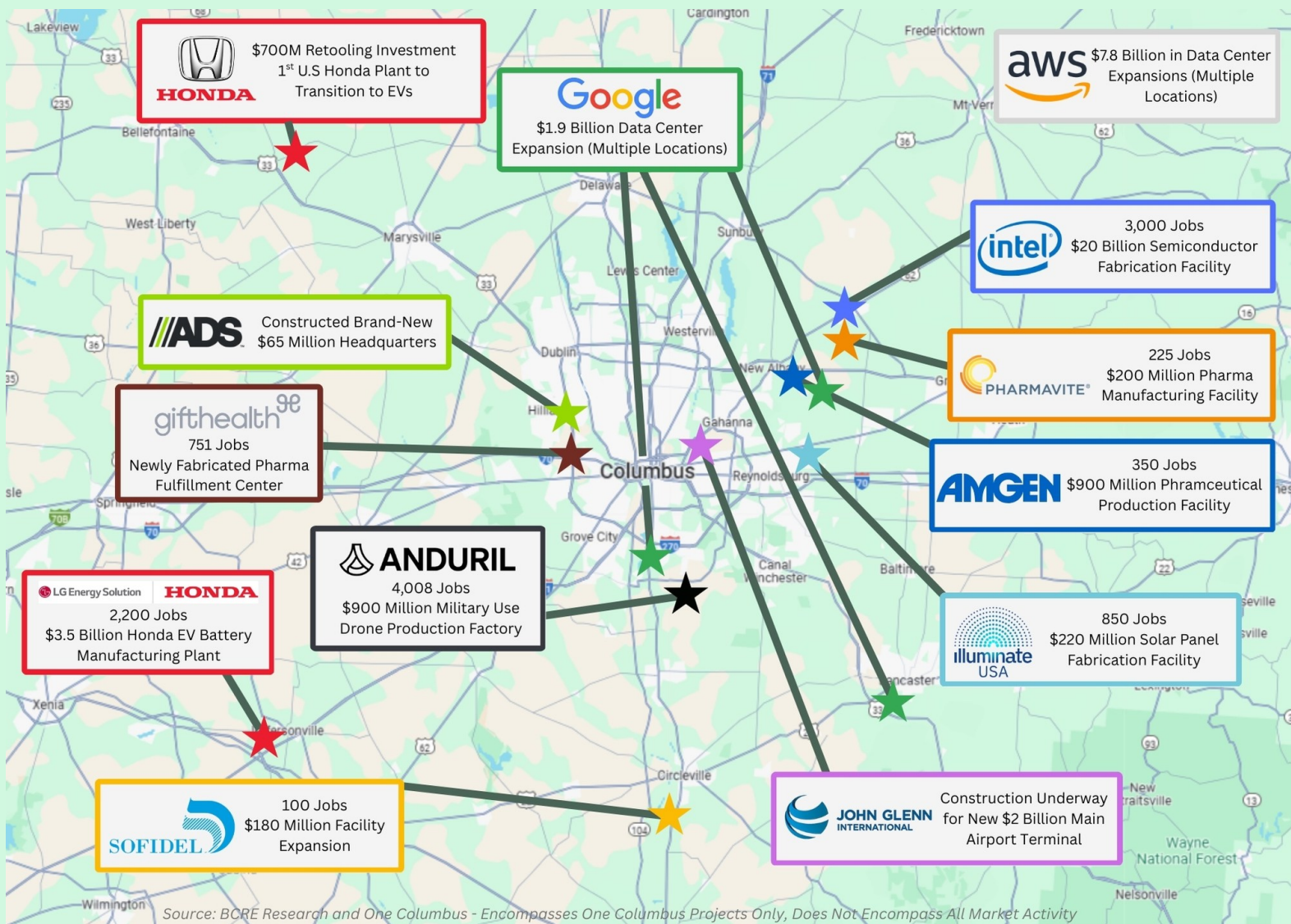


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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

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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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