

FOR SALE



\$1,095,000

1021 Bryden Road, Columbus, Ohio 43205

Multi-Family For Sale Near Downtown Columbus

- **Curb Offer Only**
- All offers to be accepted by owner with proof of funds.
- Two buildings on 1021 Bryden Road:
 - ⇒ Total of 13-units: 10 Efficiency apartments (Owner pays utilities)
- Rear Carriage House on 254 S 21st Street:
 - ⇒ Three: 1-Bedroom Apartments (Tenants Pay Utilities)
- Beautiful Road corridor in the heart of Old Town East Neighborhood
- **Do Not Disturb Tenants**



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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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Property Information

LEGAL

Legal Property Description:	Multi-Family For Sale in Columbus, Ohio
Price:	\$1,095,000
Parcel Number:	010-015056
Occupancy Rate:	90%

LAND

Land Acreage:	0.29
Land Use:	401 Multi-Family
Jurisdiction and School District:	Columbus City and 2503 (SD)

STRUCTURAL

1021 Bryden Square Footage:	± 5,347 SF
254 S 21st St. Square Footage:	±
Units:	13 Total (10 at 1021 Bryden, 3 at 254 S 21st)
Floors Above Ground:	3
Year Built:	1899
Buildings:	2

ADDITIONAL INFO

Parcel Benefits:	Close Proximity to Downtown Columbus
Fees and Associations:	None
Water/Sewer System:	Public
Real Estate Taxes (2025):	\$9,578

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Parcel View



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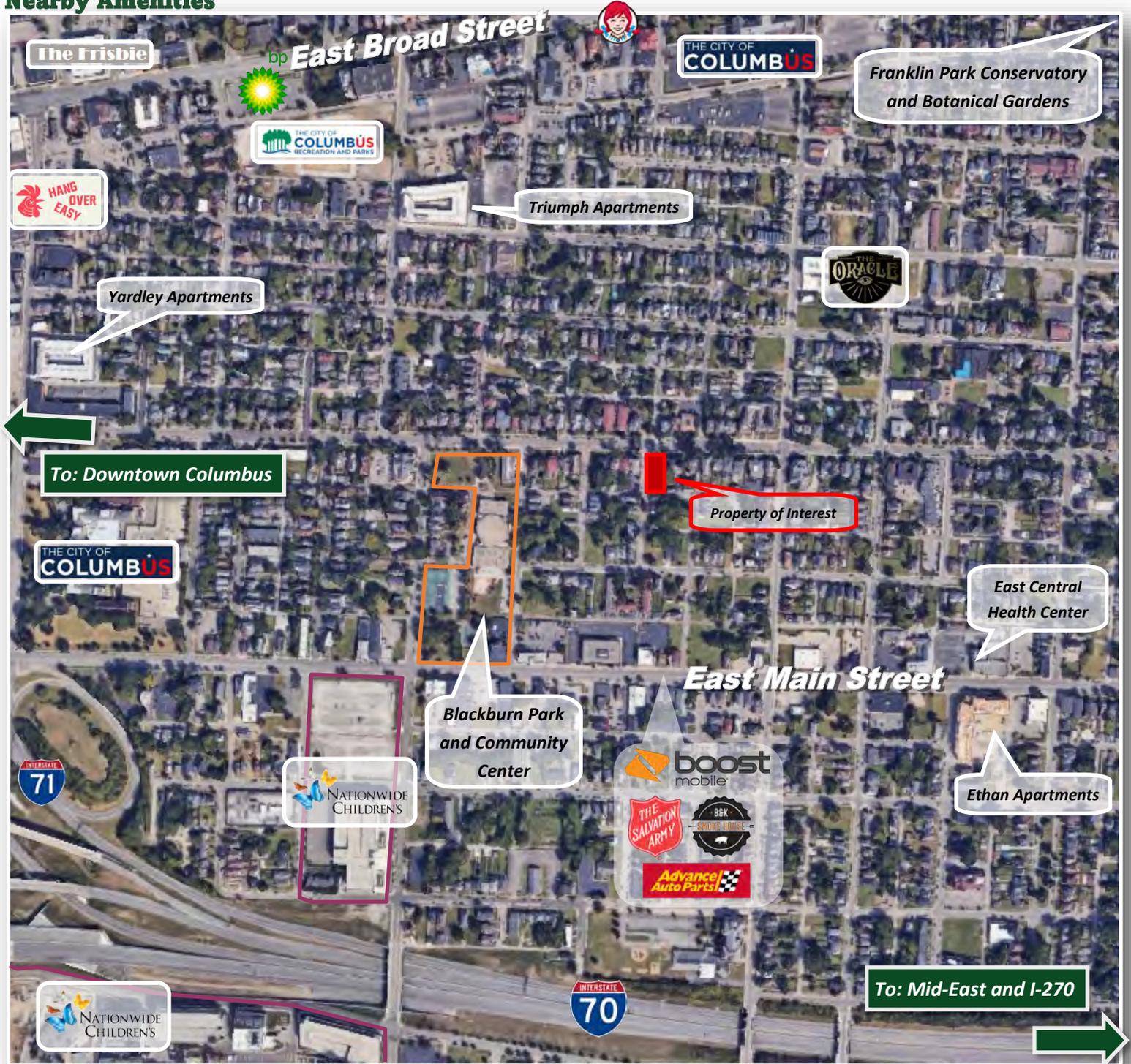
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Nearby Amenities



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TRAFFIC OVERVIEW

Street	Avg Daily Volume
Bryden Road	± 3,477
E Main Street	± 14,517
S Champion Avenue	± 4,045



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2025)		10,434	77,816	218,086
Households (2025)		7,262	40,871	99,024
Avg Household Income (2025)		\$36,209	\$49,237	\$42,264

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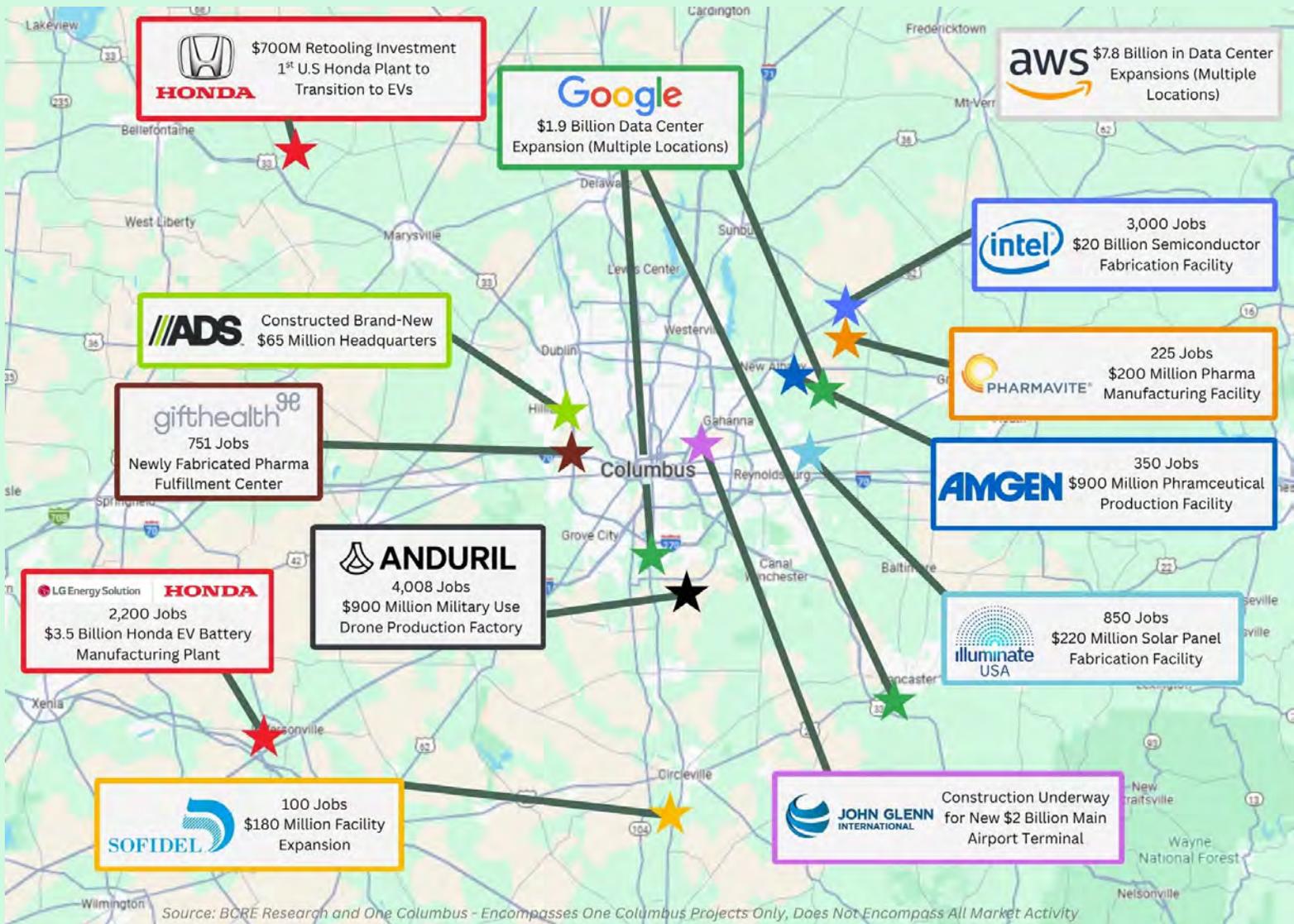
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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