

FOR SALE



\$199,000

338-340 S Harris Avenue, Columbus, Ohio 43204

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

PHONE: 614-559-3350 EXT 110

EMAIL: VTIVIN@BESTCORPORATEREALESTATE.COM

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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338-340 S Harris Avenue (43204)

Unit Type:	Duplex
Unit Size:	± 1,662 SF
Occupancy:	100%
Bed/Bath:	4/2

Combined Property Information

LEGAL

Legal Property Description:	2 Family Dwelling
Price:	\$199,000
Parcel Numbers:	010-013675
Occupancy:	100%

LAND

Land Acreage:	± 0.0971 AC
Current Zoning and Use:	Residential
Jurisdiction:	Columbus

ADDITIONAL INFO

Parcel Benefits:	Close Proximity to Downtown Columbus
Water/Sewer System:	Columbus City
Total RE Taxes (2025):	\$1,465.98
Tenant Pays:	Utilities

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Parcel View



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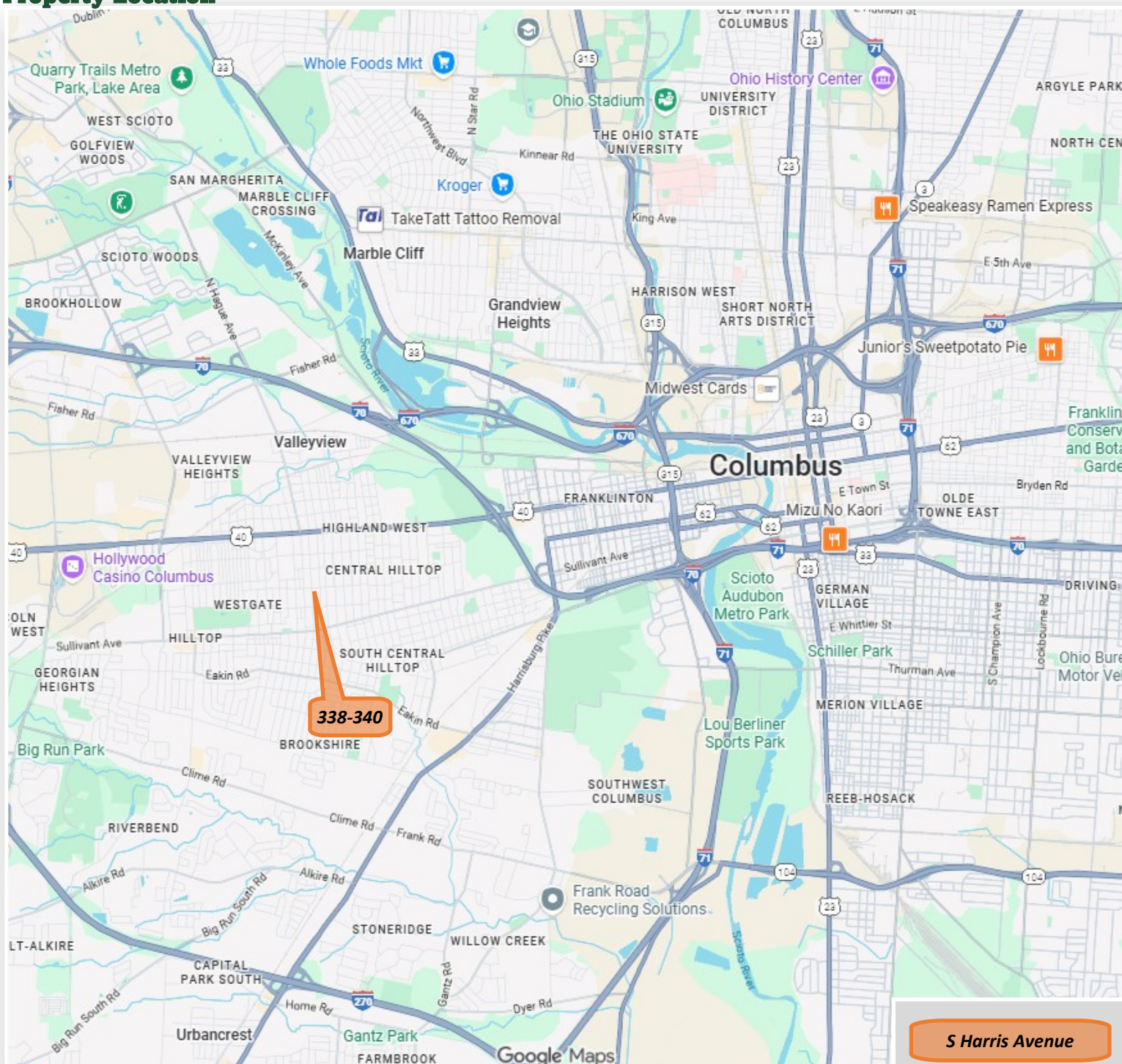


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Property Location



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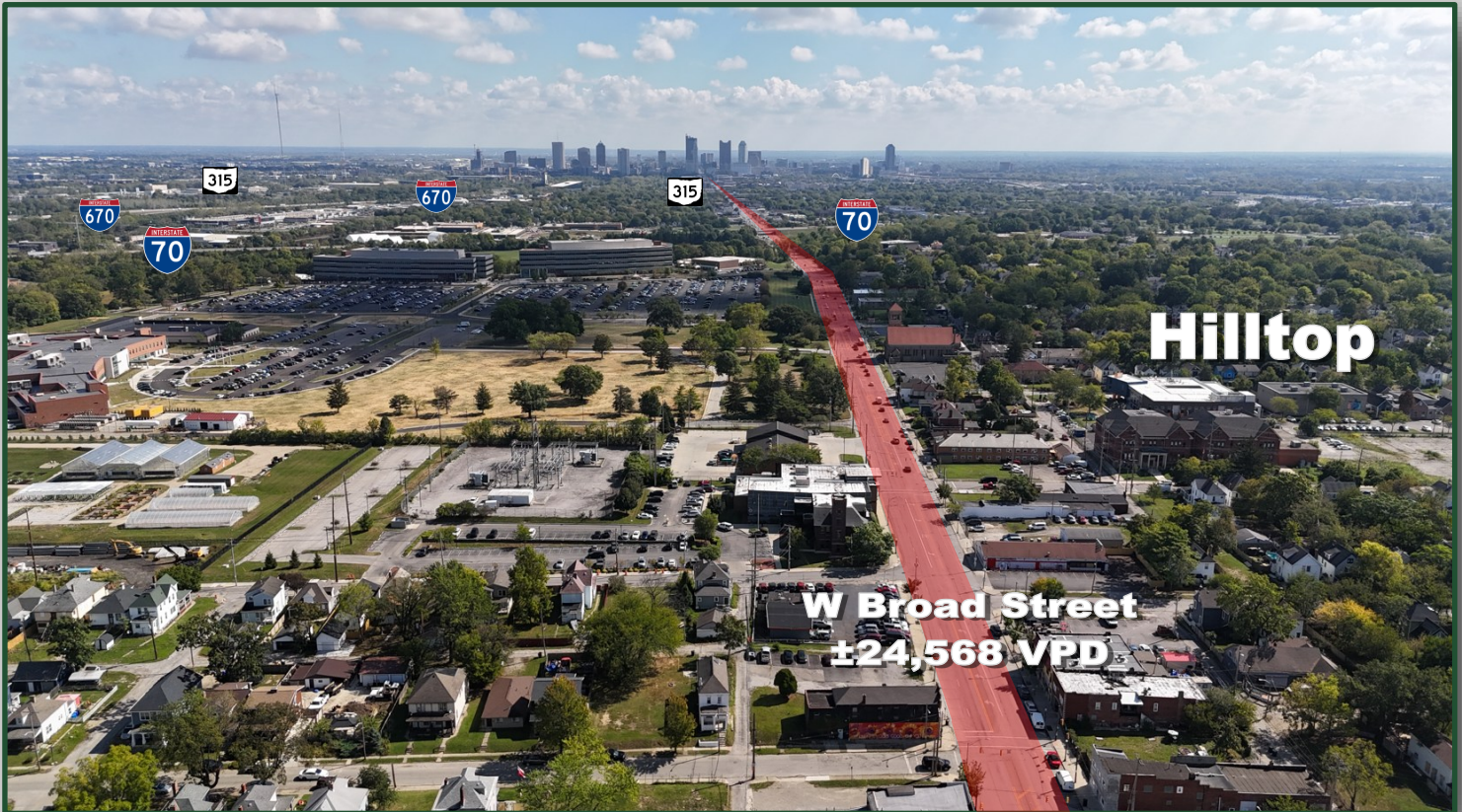
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AREA OVERVIEW AND BENEFITS

*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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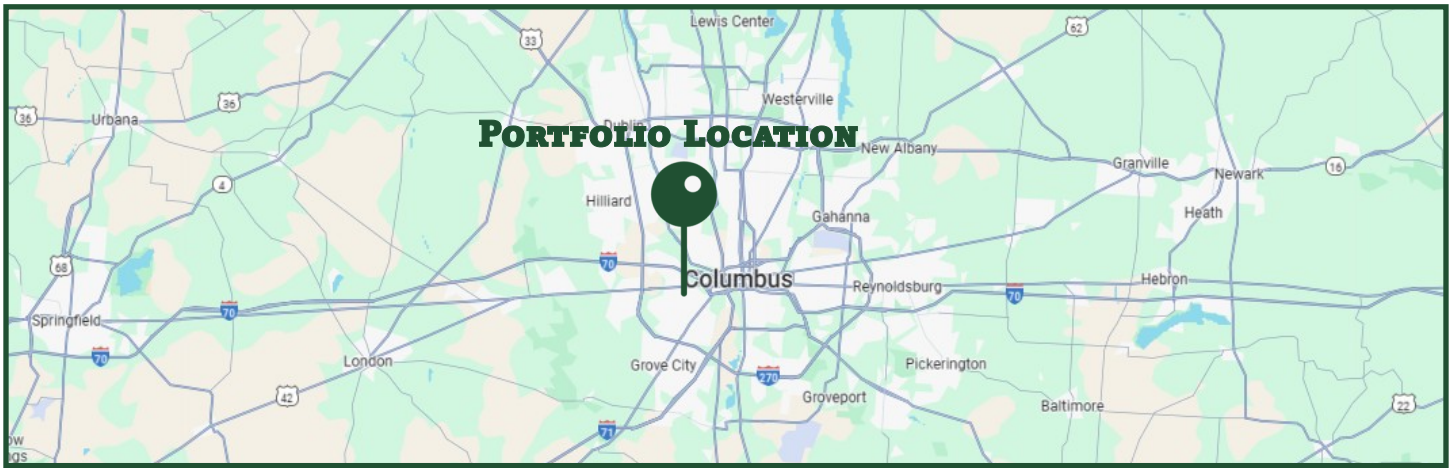
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TRAFFIC OVERVIEW

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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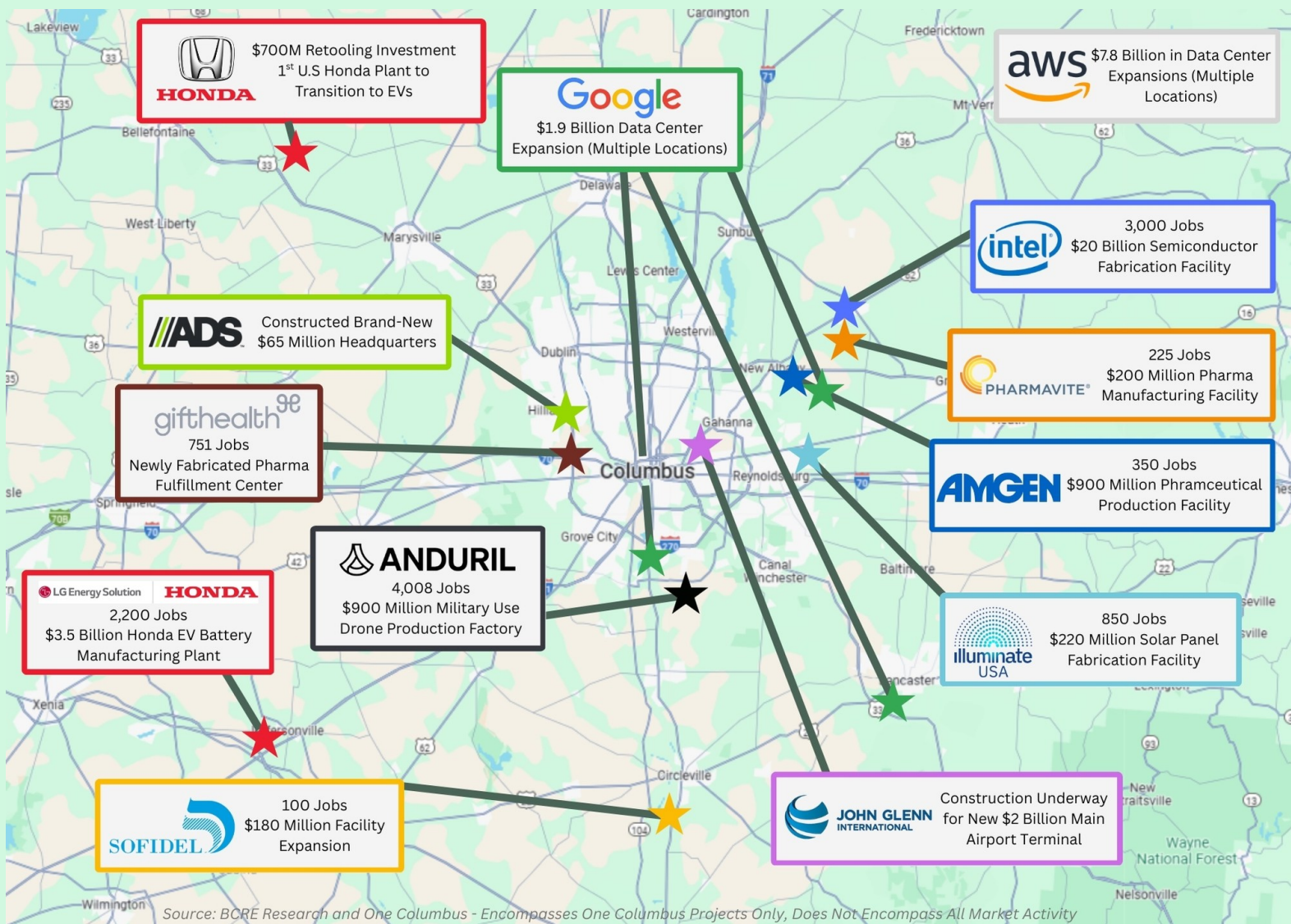


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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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 is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

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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.

Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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