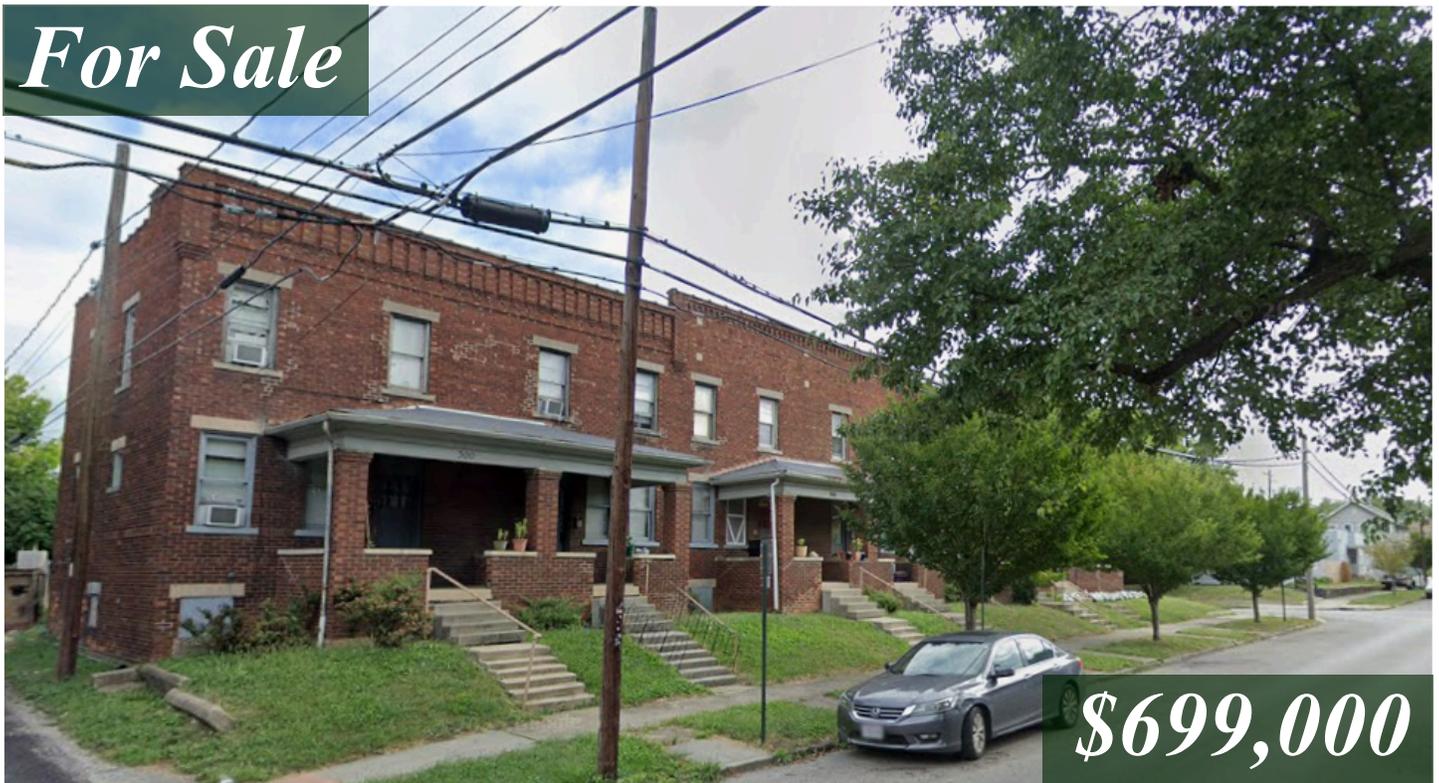


*For Sale*



**\$699,000**

## ***300 E Ninth Ave, Columbus, Ohio, 43201***

*Multi-Family Apartment Building For Sale in Columbus, Ohio*

- Six-Unit Townhome Apartment Building
- Two-Bedrooms Each Fully Leased
- ±6,452 Square Feet Total Across Entire The Building
- Do Not Disturb Tenants
- Close Proximity, and Within Walkable Distance, Not Only to The Ohio State University or The Historic Crew Stadium, but also The Ohio State Fairgrounds
- ± 0.8 Miles From Interstate-71 Northbound and Southbound, Connecting to Downtown Columbus, I-270, and the Surrounding Area
- \*Curb Offers Only, All Contingent Offers to Be Acceptable to Owner with Proof of Funds\*



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4608 Sawmill Road, Columbus, Ohio 43220  
www.BestCorporateRealEstate.com

# 300 E Ninth Ave, Columbus, Ohio, 43201

## Property Aerials



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# 300 E Ninth Ave, Columbus, Ohio, 43201

## Additional Property Information

### Legal Information

Legal Property Description	Commercial
Price	\$699,000
Parcel Number	010-024523-00
Possession	Immediate

### Land Information

Land Acreage	± 0.1763 Acres
Current Zoning	Apartments
Jurisdiction and School District	Columbus City

### Structural Information

Building Square Footage	± 6,452 Sq Ft
Floors Above Ground	2
Year Built	1920

### Additional Information

Lot Specifics	Close Proximity to Ohio State University
Parcel Benefits	Corner Location on Ninth Avenue
Fees and Associations	No Association
Water/Sewer System	Columbus
Real Estate Taxes (2025)	\$4,335

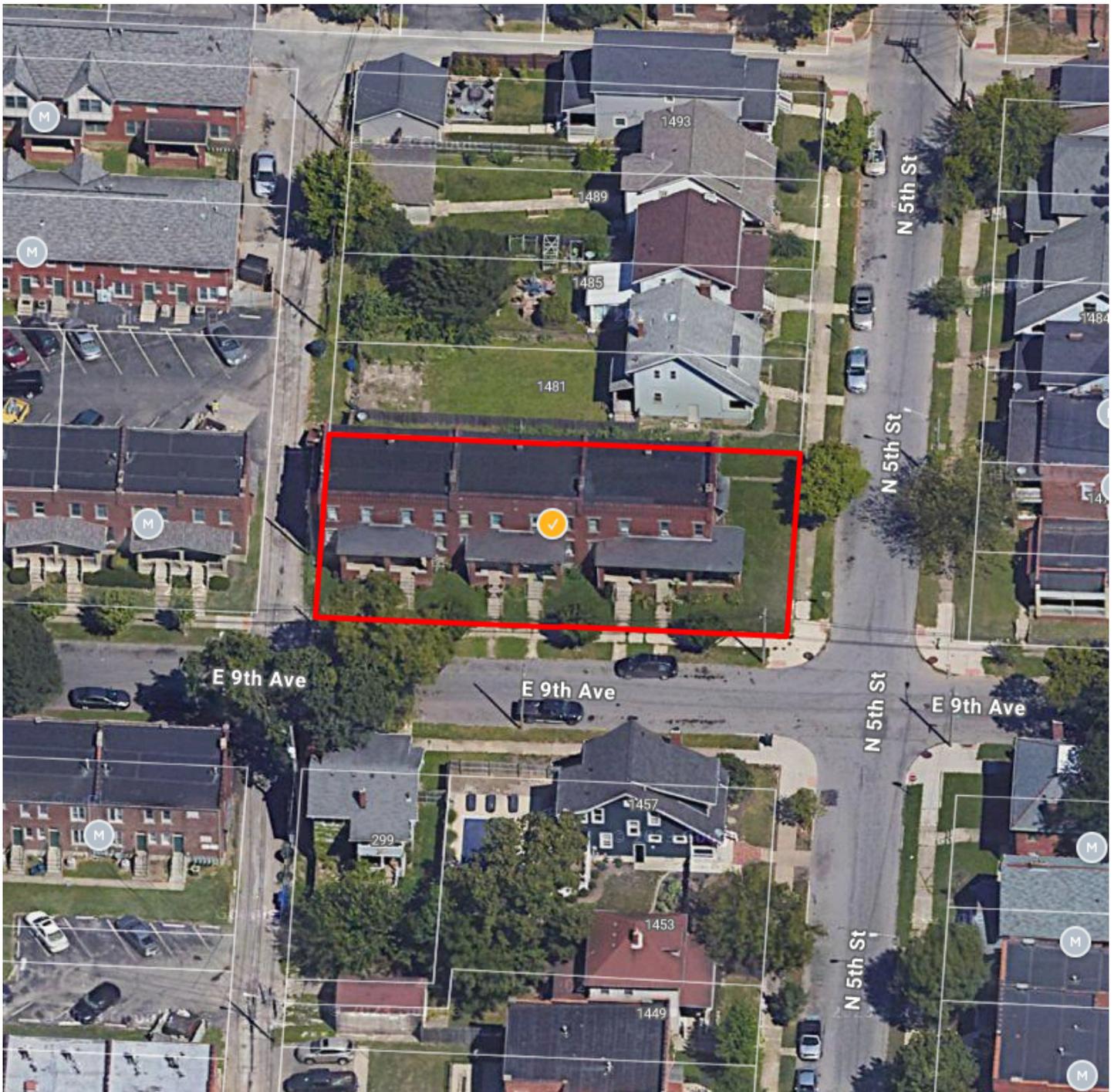
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# 300 E Ninth Ave, Columbus, Ohio, 43201

Parcel View



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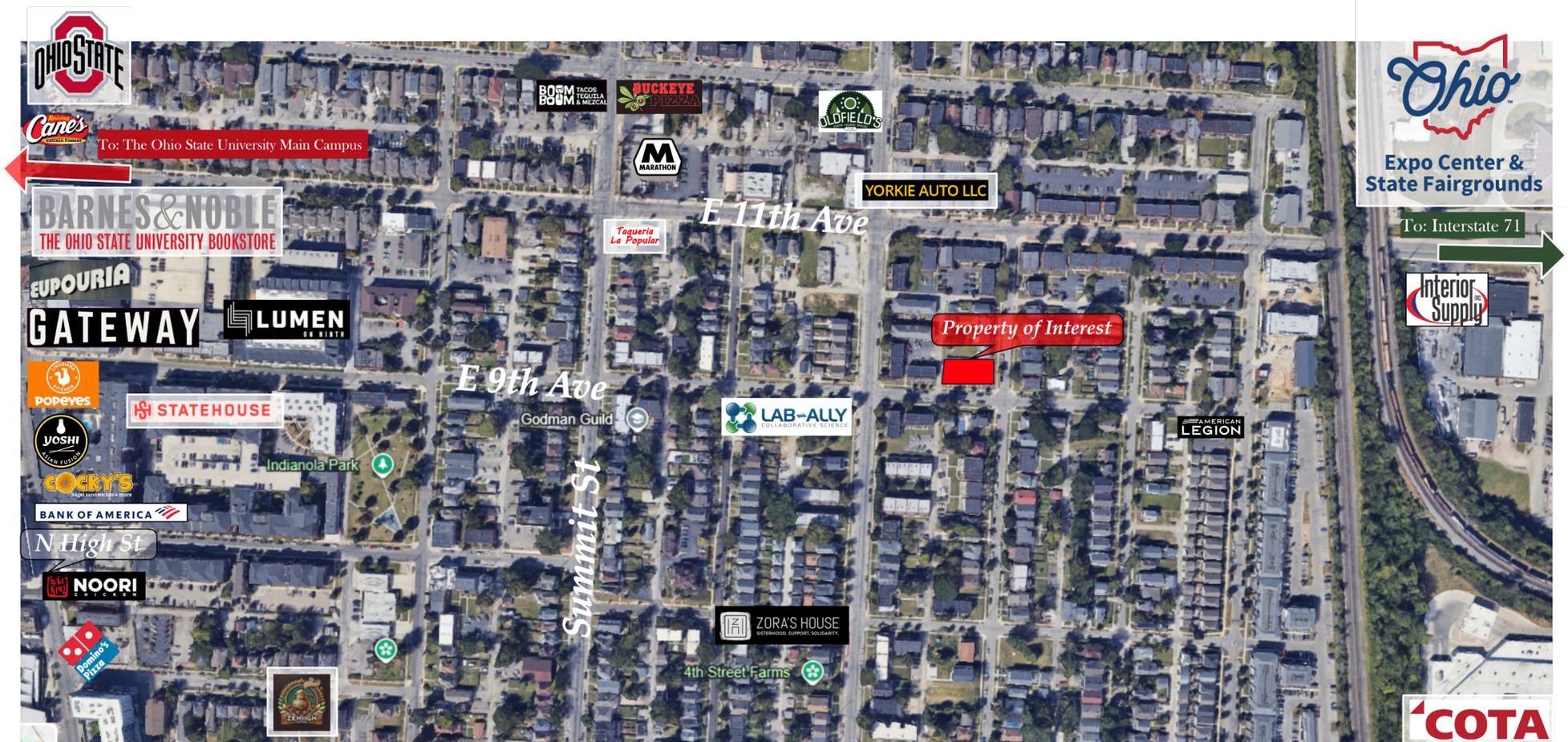


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## Nearby Amenities



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# 300 E Ninth Ave, Columbus, Ohio, 43201

## Traffic Counts and Regional Demographics



## Local Traffic

<b>N 4th St</b>	<b>±9,039 VPD</b>
<b>E 11th Ave</b>	<b>±16,713 VPD</b>
<b>N Grant Ave</b>	<b>±1,871 VPD</b>



## Local Demographics

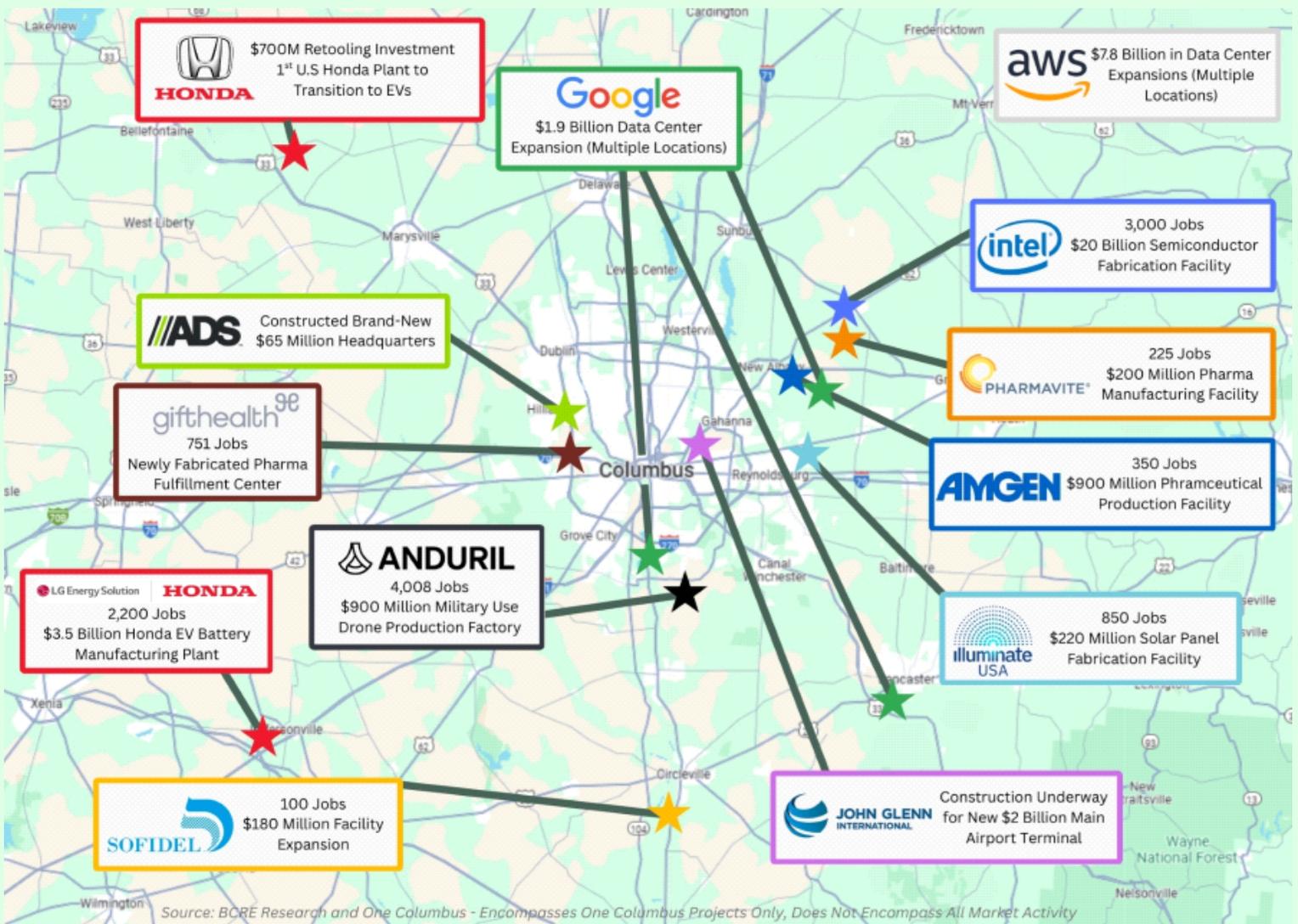
	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	<b>27,333</b>	<b>113,606</b>	<b>246,201</b>
Households	<b>12,961</b>	<b>53,102</b>	<b>114,850</b>
Avg Household Income	<b>\$26,904.77</b>	<b>\$36,807.99</b>	<b>\$48,684.62</b>

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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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***BEST***  
*Corporate Real Estate*