



819 CITY PARK AVENUE, COLUMBUS, OHIO 43206

FOR SALE: \$265,000



Property Features:

- 2,520 Sq Ft
 - German Village Corner Lot
 - Duplex off High Street
 - Great Location
 - Nice Rich Wood Work
 - Offers 12 rms, 2 baths, 6 Bedrooms Total
-

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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.

Buyer Full Report**Multi-Family****MLS#:** 212007441**Status:** **Under Contract****LP:** \$265,000**Listing Agr Type:** ERS**Photos:** 8**Property Type:** DUPLEX/DOUBLE**VT:****Parcel #:** 010-000521-00**Use Code:** 520 - 2-FAM DWELL:PLATTED LOT**Zoning:** Res**For Sale:** Y**Occupancy Rate:****For Exchange:** N**Mortg Balance:****Gross Inc:** \$0**Ann Expense:** \$5,350**NOI:** \$0**Condo Fee:****Lot Size:** 40 x 69**Acreage:** 0.063**Taxes (Yr):** \$5,300**Assessment:****Tax Incentive:****School District:** COLUMBUS**General Information****Address:** [819 City Park Ave](#)**Between Street:** E Kossuth & Lansing St**Complex:****Distance to Interchange:****St # Range:** 819**City:** Columbus**County:** [Franklin](#)**Multi Parc:****Unit/Suite:****Zip:** 43206**Corp Limit:** Columbus**Township:** None**Near Interchange:****Addl Acc Cond :** Estate**Unit Information****# of Units:**
Mo. Rent/Unit**# of Units:** 2**Bldg SqFt:** 2,520**Efficiency****1 Bed****2 Bed****3 Bed**
2**Other****# of Buildings:** 1**Yr Built:** 1900**Tot Parking:****Before 1978:** Y**# of Elevators:** 0**Year Remodeled:****Features****Property Description**

Beautiful 2,520 sq ft vacant German Village corner lot duplex located directly off High Street in the heart of it all. Buyers may rent both sides or live in one and rent the other side out. The duplex provides 12 rooms, 2 baths and 6 bedrooms per the Auditor with nice rich wood work. The property also has a basement and quaint back yard.

Sold Information**Sold Date:****SP:****Friday, June 15, 2012 2:04 PM***Information deemed reliable but not guaranteed***Prepared by:** Randy Best*Copyright: 2001 - 2012 by Columbus and Central Ohio Regional MLS**All photographs are copyrighted and only those displaying the CBR-MLS logo may be re-used without the photographer's proper authorization.*



Multi-Family **MLS#:** 212007441

Status: Under Contract

Address: [819 City Park Ave](#)

Eff:

#1 Beds:

#2 Beds:

Zip: 43206

#3 Beds: 2

of Units: 2

of Buildings: 1

Lot Size: 40 x 69

Acres: 0.06

Between Street: E Kossuth & Lansing St

School District: COLUMBUS

Taxes (Yr): \$5,300

Map Bottom/Side:

LP: \$265,000

Photos: 8

VT:

Unit/Suite:

Other:

Yr Built: 1900

Remarks

Beautiful 2,520 sq ft vacant German Village corner lot duplex located directly off High Street in the heart of it all. Buyers may rent both sides or live in one and rent the other side out. The duplex provides 12 rooms, 2 baths and 6 bedrooms per the Auditor with nice rich wood work. The property also has a basement

Sold Info

Sold Date:

SP:



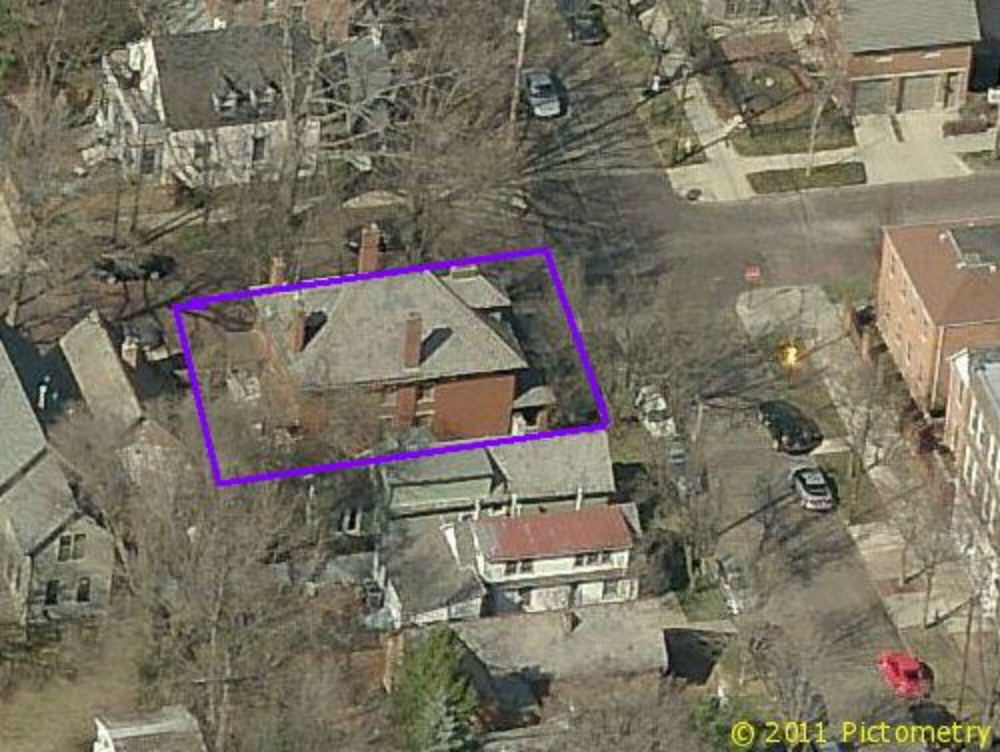
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Information deemed reliable but not guaranteed

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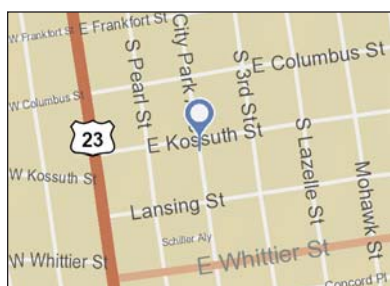
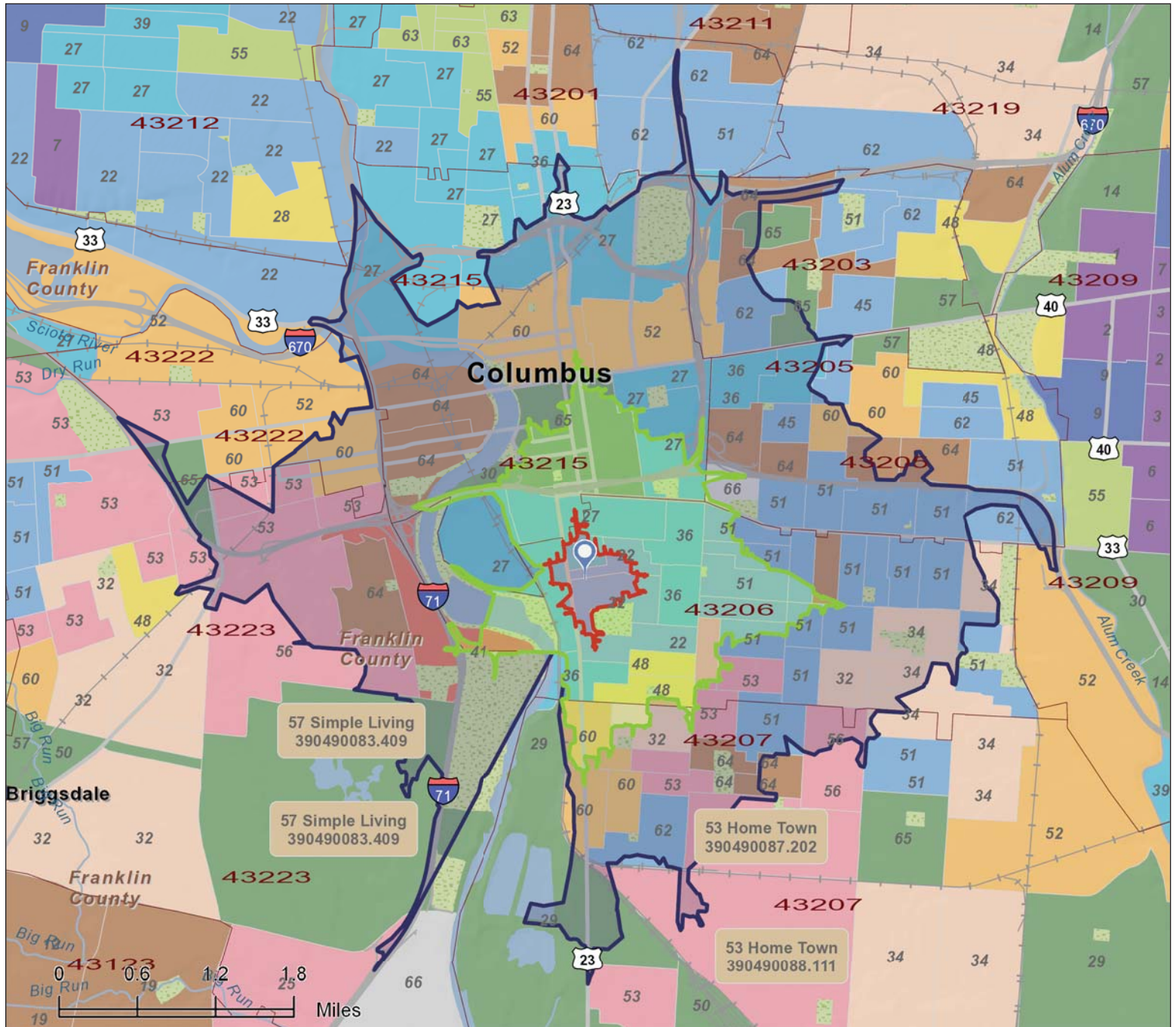




Dominant Tapestry Site Map

819 City Park
819 City Park Ave, Columbus, OH, 43206, Demographics
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best
Latitude: 39.945545
Longitude: -82.995655



Tapestry LifeMode

- L1 High Society: Affluent, well-educated, married-couple homeowners
- L2 Upscale Avenues: Prosperous, married-couple homeowners in different housing
- L3 Metropolis: City dwellers in older homes reflecting the diversity of urban culture
- L4 Solo Acts: Urban young singles on the move
- L5 Senior Styles: Senior lifestyles by income, age, and housing type
- L6 Scholars and Patriots: College, military environments
- L7 High Hopes: Young households striving for the "American Dream"
- L8 Global Roots: Ethnic and culturally diverse families
- L9 Family Portrait: Youth, family life, and children
- L10 Traditional Living: Middle-aged, middle income—Middle America
- L11 Factories and Farms: Hardworking families in small communities, settled near jobs
- L12 American Quilt: Households in small towns and rural areas



Source: Esri

March 07, 2012

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Tapestry Segmentation

Tapestry Segmentation represents the fourth generation of market segmentation systems that began 30 years ago. The 65-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. A longer description of each segment is available at:

<http://www.esri.com/library/whitepapers/pdfs/community-tapestry.pdf>

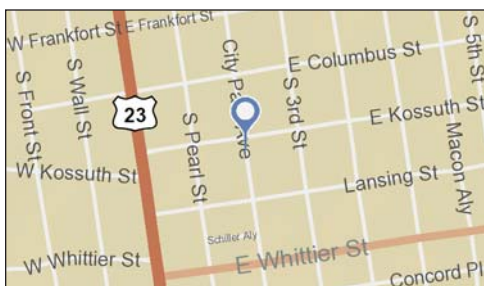
Segment 01: Top Rung	Segment 34: Family Foundations
Segment 02: Suburban Splendor	Segment 35: International Marketplace
Segment 03: Connoisseurs	Segment 36: Old and Newcomers
Segment 04: Boomburbs	Segment 37: Prairie Living
Segment 05: Wealthy Seaboard Suburbs	Segment 38: Industrious Urban Fringe
Segment 06: Sophisticated Squires	Segment 39: Young and Restless
Segment 07: Exurbanites	Segment 40: Military Proximity
Segment 08: Laptops and Lattes	Segment 41: Crossroads
Segment 09: Urban Chic	Segment 42: Southern Satellites
Segment 10: Pleasant-Ville	Segment 43: The Elders
Segment 11: Pacific Heights	Segment 44: Urban Melting Pot
Segment 12: Up and Coming Families	Segment 45: City Strivers
Segment 13: In Style	Segment 46: Rooted Rural
Segment 14: Prosperous Empty Nesters	Segment 47: Las Casas
Segment 15: Silver and Gold	Segment 48: Great Expectations
Segment 16: Enterprising Professionals	Segment 49: Senior Sun Seekers
Segment 17: Green Acres	Segment 50: Heartland Communities
Segment 18: Cozy and Comfortable	Segment 51: Metro City Edge
Segment 19: Milk and Cookies	Segment 52: Inner City Tenants
Segment 20: City Lights	Segment 53: Home Town
Segment 21: Urban Villages	Segment 54: Urban Rows
Segment 22: Metropolitans	Segment 55: College Towns
Segment 23: Trendsetters	Segment 56: Rural Bypasses
Segment 24: Main Street, USA	Segment 57: Simple Living
Segment 25: Salt of the Earth	Segment 58: NeWest Residents
Segment 26: Midland Crowd	Segment 59: Southwestern Families
Segment 27: Metro Renters	Segment 60: City Dimensions
Segment 28: Aspiring Young Families	Segment 61: High Rise Renters
Segment 29: Rustbelt Retirees	Segment 62: Modest Income Homes
Segment 30: Retirement Communities	Segment 63: Dorms to Diplomas
Segment 31: Rural Resort Dwellers	Segment 64: City Commons
Segment 32: Rustbelt Traditions	Segment 65: Social Security Set
Segment 33: Midlife Junction	Segment 66: Unclassified



Site Map on Satellite Imagery - 0.4 Miles Wide

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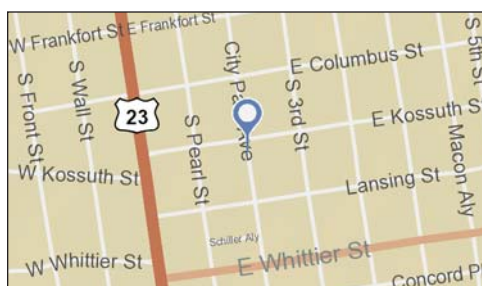
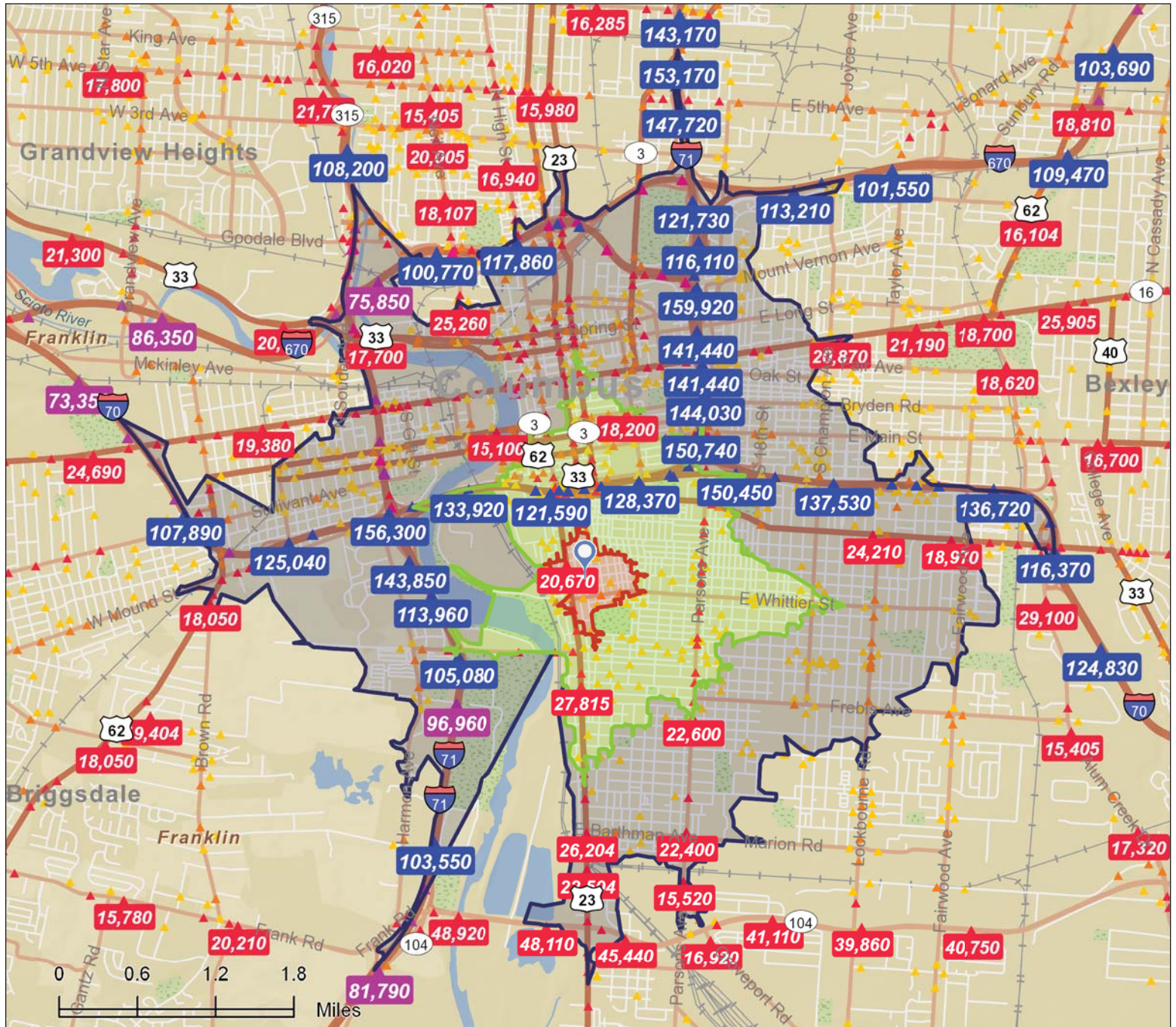
Source: ©i-cubed



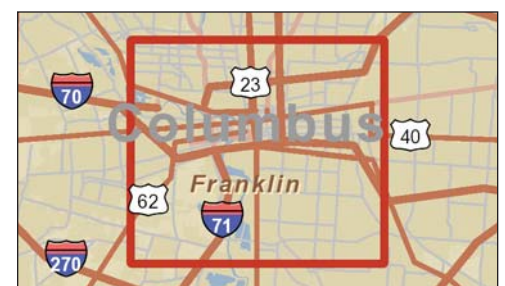
Traffic Count Map

819 City Park
819 City Park Ave, Columbus, OH, 43206, Demographics
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best
Latitude: 39.945545
Longitude: -82.995655



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®

March 07, 2012



Traffic Count Profile

Prepared by Randy Best

819 City Park
819 City Park Ave, Columbus, OH, 43206, Demographics
Drive Time: 5 minutes

Latitude: 39.945545
Longitude: -82.995655

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.06	S 3rd St	E Kossuth St (0.02 miles S)	1999	6,400
0.06	E Kossuth St	S Pearl St (0.02 miles E)	1997	1,105
0.11	E Whittier St	S Pearl St (0.02 miles W)	1997	7,705
0.12	E Frankfort St	City Park Ave (0.01 miles W)	1999	820
0.13	E Whittier St	S Lazelle St (0.02 miles E)	1997	9,801
0.14	S High St	W Frankfort St (0.01 miles N)	2003	20,670
0.15	W Whittier St	S Wall St (0.02 miles W)	1999	4,200
0.15	E Frankfort St	S Lazelle St (0.01 miles E)	1999	1,700
0.15	Mohawk St	Lansing St (0.01 miles S)	1997	3,101
0.16	S 3rd St	Concord Pl (0.02 miles N)	1997	3,401
0.19	S High St	Frederick St (0.02 miles S)	2006	16,360
0.19	S Front St	W Whittier St (0.04 miles S)	1999	12,600
0.20	Shumacher Aly	S Wall St (0.01 miles E)	1997	3,505
0.20	S 3rd St	Stimmel St (0.02 miles S)	1999	12,500
0.21	Mohawk St	Concord Pl (0.01 miles N)	1997	1,501
0.21	S Front St	Shumacher Aly (0.03 miles S)	1999	13,200
0.22	W Whittier St	S Front St (0.02 miles E)	1999	2,900
0.22	E Whittier St	Macon Aly (0.0 miles W)	1997	8,601
0.22	E Sycamore St	City Park Ave (0.02 miles W)	1997	1,706
0.24	W Frankfort St	S Front St (0.02 miles E)	1997	992
0.24	S Front St	Shumacher Aly (0.02 miles N)	1997	6,001
0.28	Reinhard Ave	Purdy Aly (0.02 miles E)	1997	3,910
0.29	City Park Ave	Stewart Ave (0.05 miles N)	2002	2,160
0.29	S Front St	W Sycamore St (0.04 miles N)	1997	4,201
0.29	S 3rd St	E Willow St (0.03 miles N)	1997	11,402
0.30	S High St	W Deshler Ave (0.02 miles S)	1999	26,300
0.30	W Sycamore St	S Wall St (0.01 miles E)	1997	3,602
0.30	Jaeger St	E Kossuth St (0.02 miles N)	1997	4,601
0.31	Jaeger St	Concord Pl (0.01 miles N)	1997	4,107
0.34	W Sycamore St	Bank St (0.01 miles W)	1997	2,702

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2011 to 1963. Just over 68% of the counts were taken between 2001 and 2011 and 86% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

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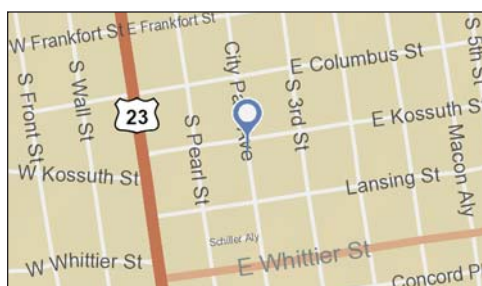
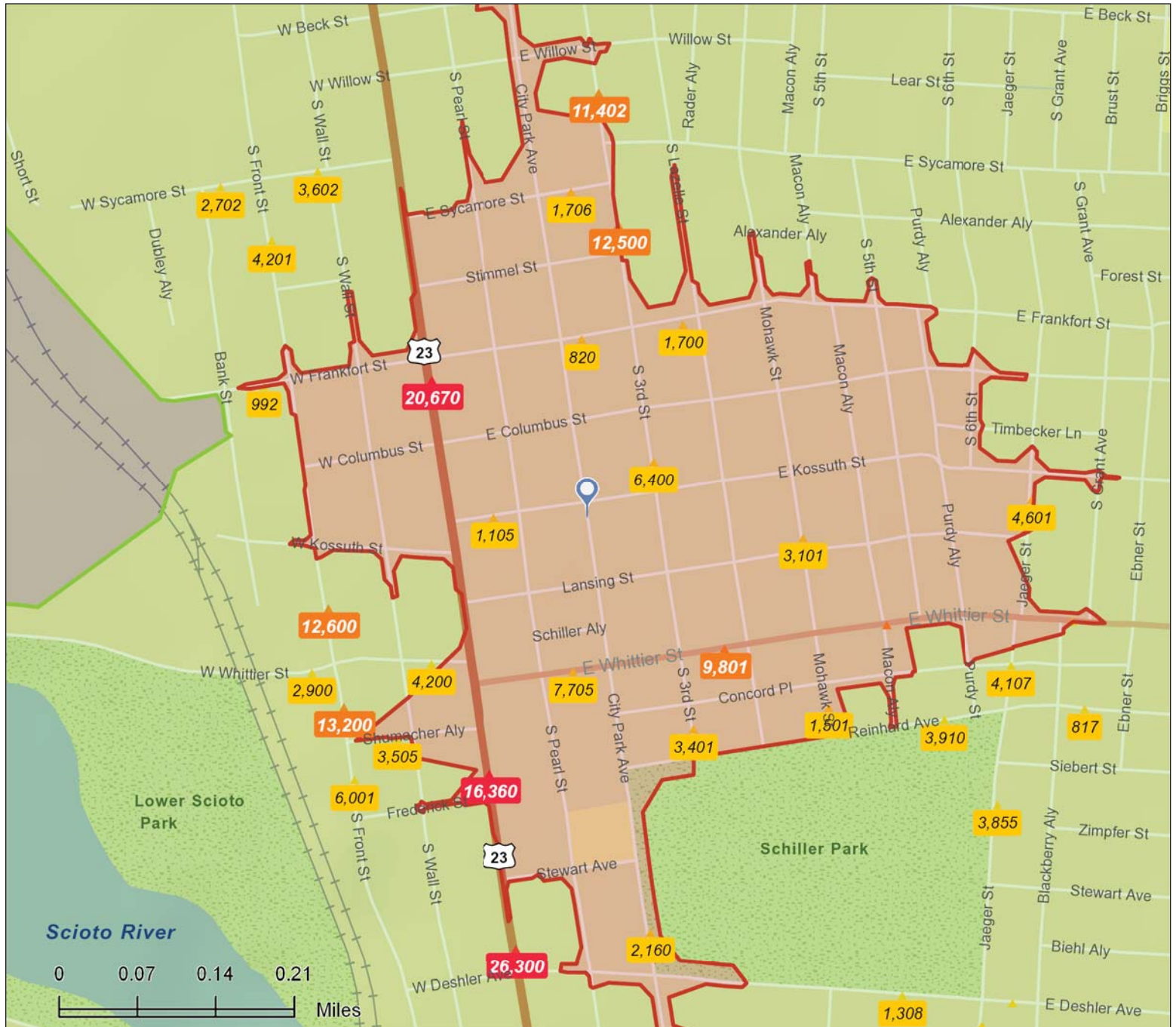
Traffic Count Map - Close Up

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March 07, 2012

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Columbus Region Overview

Columbus Ohio Region is a growing metropolitan area of 1.8 million people. Columbus is the 15th largest city in the United States, the state capital and the largest city in Ohio. This eight county region spans 4,000 square miles, however the greatest concentration is in Franklin County where 1.1 million people reside.

The entire region has an annual growth rate of 1.3% and has the second fastest MSA (Metropolitan Statistical Area) of growth in the Midwest.

There are many Fortune 1000 companies headquartered in the region. American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Batelle, are just to name a few.

In addition, Greater Columbus is home to over 30 plus nationally and internationally recognized colleges and universities including The Ohio State University, the largest college in the country.

Columbus has a diverse well balance stable economy. In 2009, Business Week named the city as the best place in the country to raise a family. Forbes Magazine in 2008 ranked the city as one of the up and coming tech cities in the nation. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Some other region quick facts:

- Port Columbus International Airport provides service to 33 destinations daily.
- 147,000 college and graduate students are currently enrolled in the region.
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual (Arts & Music) organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. Forty seven percent of the United States population and fifty three percent of the manufacturing capacity of the entire nation are within a 24 hour drive from Columbus.

Source: Columbus Chamber of Commerce and Columbus 2020

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The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

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