

*For Sale*



**\$699,000**

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

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

- Six-Unit Town-home Apartment Building
- Two-Bedrooms Each Fully Leased
- ±6,452 Square Feet Total Across Entire The Building
- Do Not Disturb Tenants
- Close Proximity, and Within Walk-able 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\*



*Click Here to View Property Video*

***Randy Best CCIM, SIOR***

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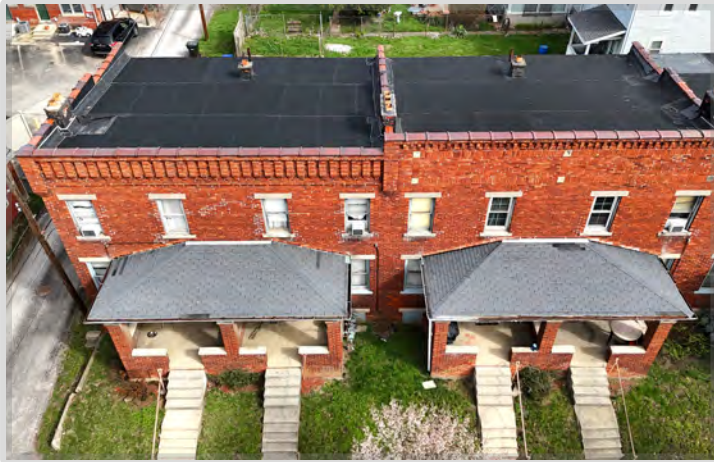


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. \*Line Drawings are Approximate\*

4608 Sawmill Road, Columbus, Ohio 43220  
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# 300 E Ninth Ave, Columbus, Ohio, 43201

## Property Aerials



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## 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

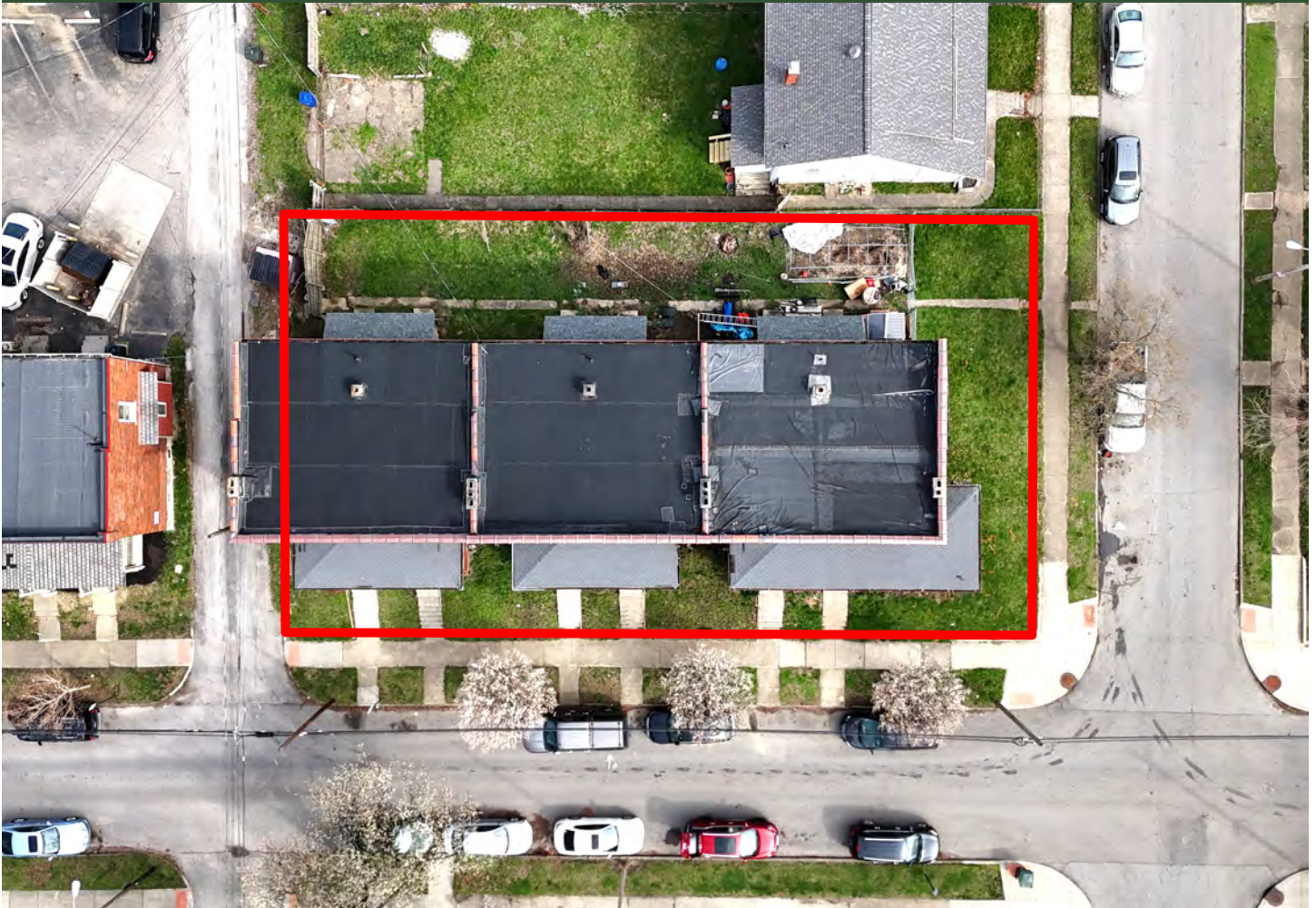
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# 300 E Ninth Ave, Columbus, Ohio, 43201

*Aerial Parcel View*



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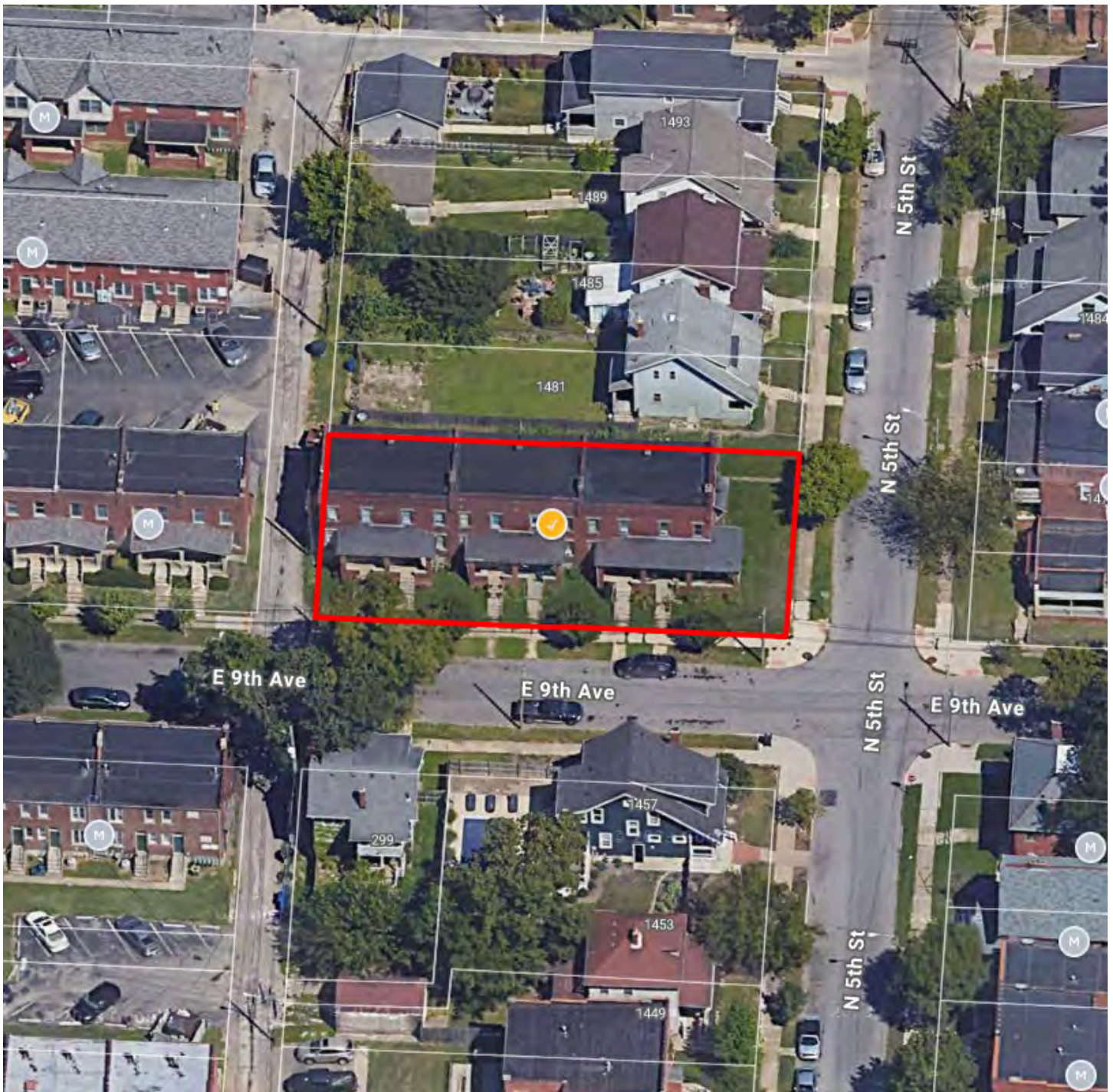
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Auditor Parcel View



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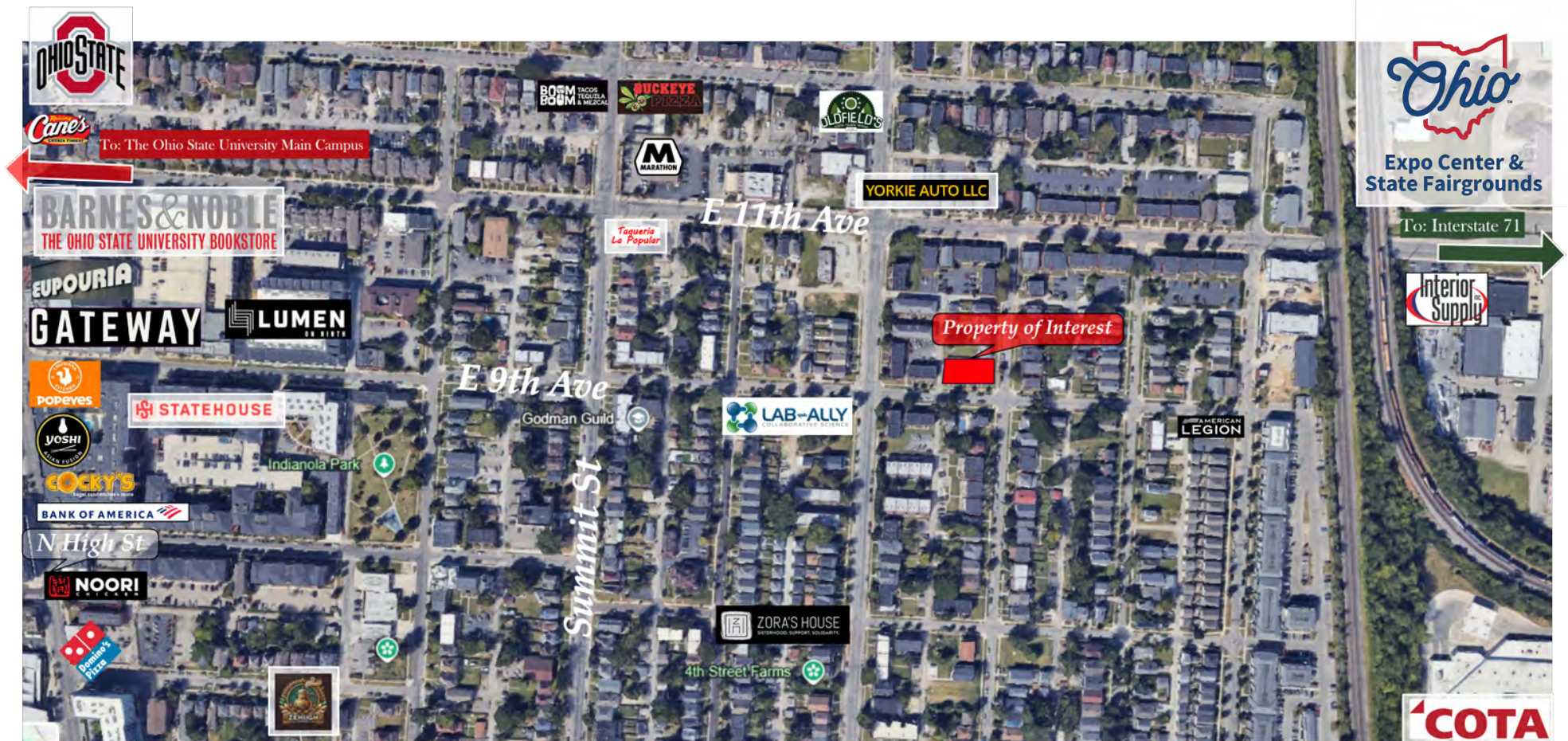


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## Nearby Amenities



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## Nearby Amenities Aerial



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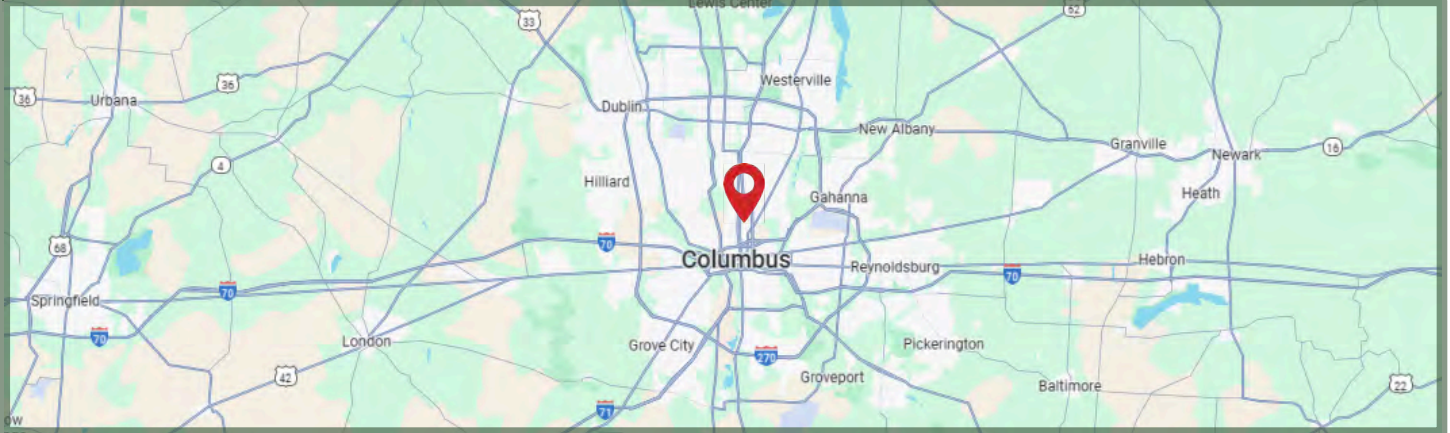


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## Traffic Counts and Regional Demographics



## 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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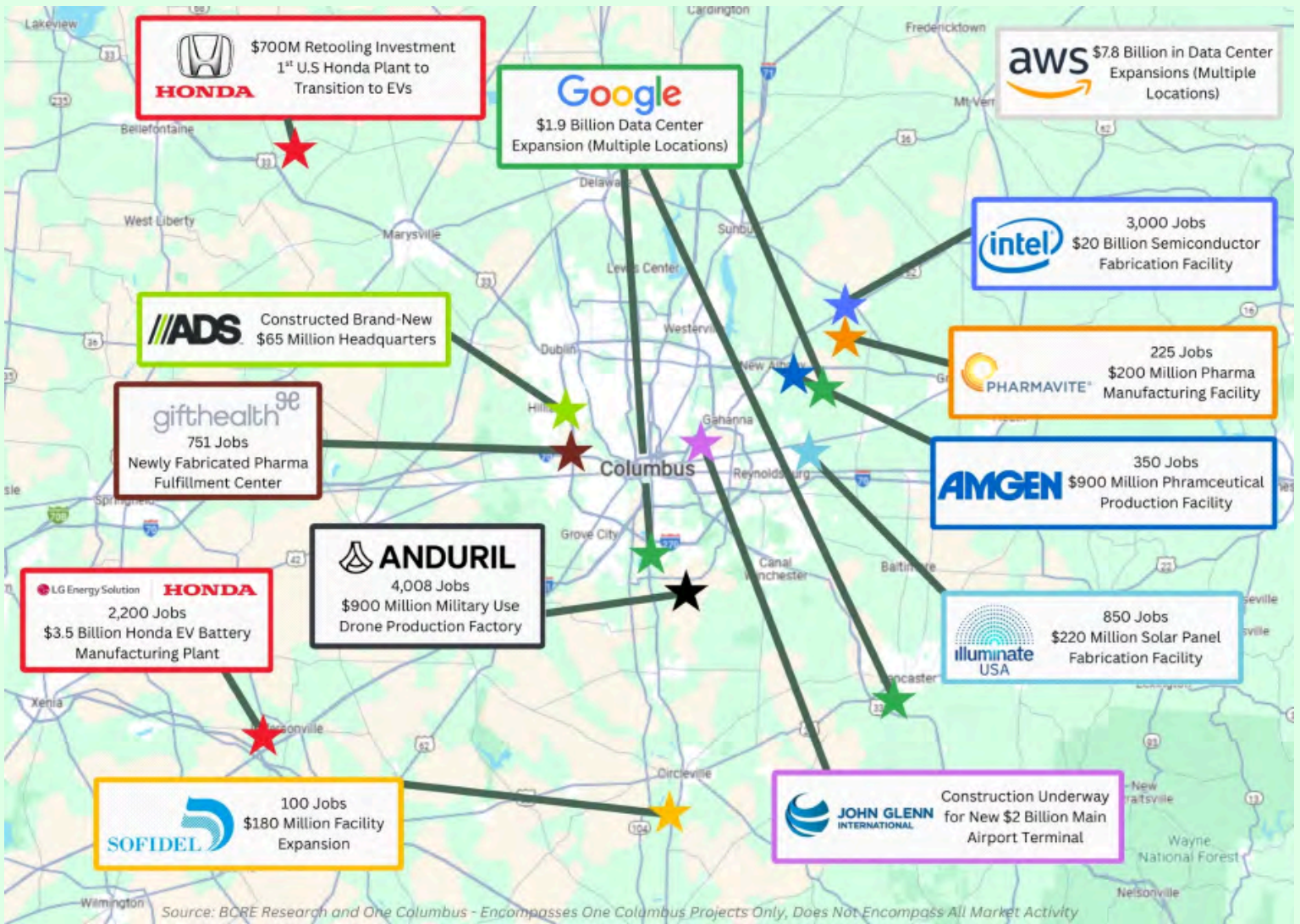
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# NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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- Continued -**

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***BEST***  
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