

35 PARSONS AVENUE

COLUMBUS, OH 43215

NAI Ohio Equities

John Mally

614.629.5254

jmally@ohioequities.com



TWO-STORY 14-UNIT APARTMENT COMPLEX AVAILABLE FOR SALE

This property is situated at the corner of Parsons Ave and Capital Street. The property features 5,440 SF in total, with 2,720 SF on each floor. Each unit is approximately 350 SF and includes one (1) bedroom and one (1) bathroom. The units within the apartment building have recently been demoed in preparation for a new layout and are ready for renovation or a larger vision. Potential for reducing unit count for 2br units. This site provides convenient access to all freeways and is surrounded by numerous retailers and amenities including Gemut Biergarten, Olde Town Fitness, HangOverEasy, The Olde Oak, and Upper Cup Coffee.



Scan or click here to
view property website

PROPERTY SUMMARY

NAIOhio Equities



SALE PRICE \$950,000

PROPERTY TYPE MULTI-FAMILY

SUBTYPE LAND
(DEVELOPMENT)

BUILDING SIZE 5,440 SF

LOT SIZE 0.22 ACRES

ZONING MULTI-FAMILY, ARLD

APN # 010-015610-00

NUMBER OF UNITS FOURTEEN (14)

UNIT SIZE 350 SF

UNIT MIX 1B/1BR

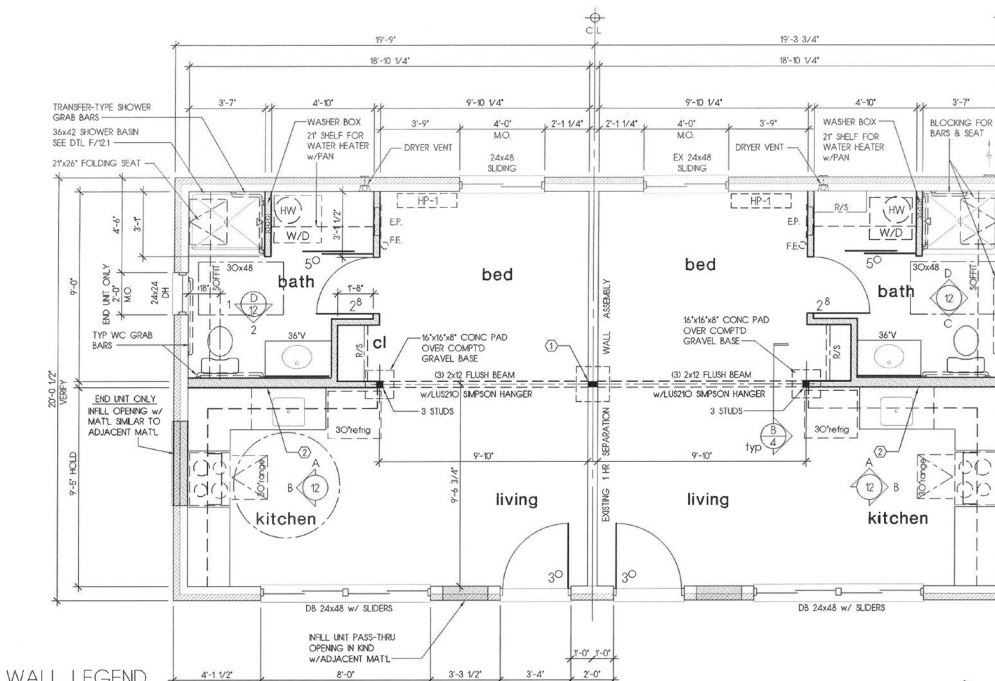
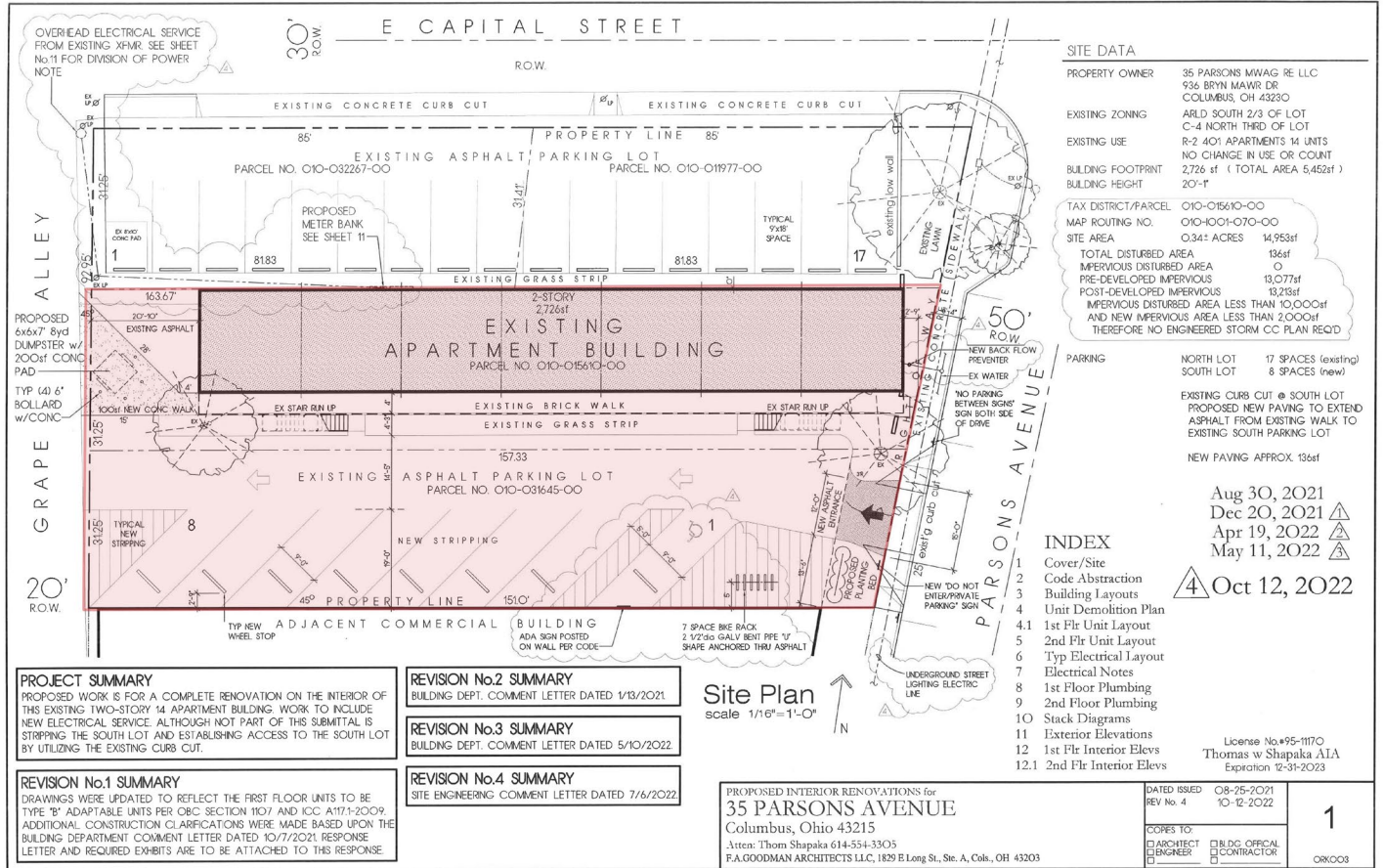
FLOORS TWO (2)

YEAR BUILT 1963

LAST RENOVATED 2022







Type B Unit

Type B Unit

LAYOUT CODED NOTES

- G.C. TO VERIFY EXISTING FOUNDATION WHERE THICKENED 8" SLAB AT LEAST 16" WIDE EXITS NO NEW FOUNDATION IS REQUIRED WHERE EXISTING FOUNDATION IS LESS G.C.T. O PROVIDE 24"x24"x8" CONCRETE PAD UNDER POINT LOAD DEPICTED
- PROVIDE 5/8" FCGWB OVER 6" MTL STD PLUMBING WALL - BOTH SIDES

KEY
no scale

LH	RH	LH	RH	LH	RH	LH
G	F	E	D	C	B	A

Layout Plan
1st Floor
scale 1/4"=1'-0"

4.1
5 of 14

TWO-STORY - 14 UNITS - EXISTING LAYOUT - SOUTH VIEW



TWO-STORY CONCEPT - EXISTING LAYOUT - NORTH VIEW



THREE-STORY CONCEPT - 12 UNITS

