

Short North Multifamily Property

For Sale

100% Occupied Value-Add Investment

29 W 1st Ave Columbus, OH 43201



***CURB OFFERS ONLY**

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Executive Summary



Property Description

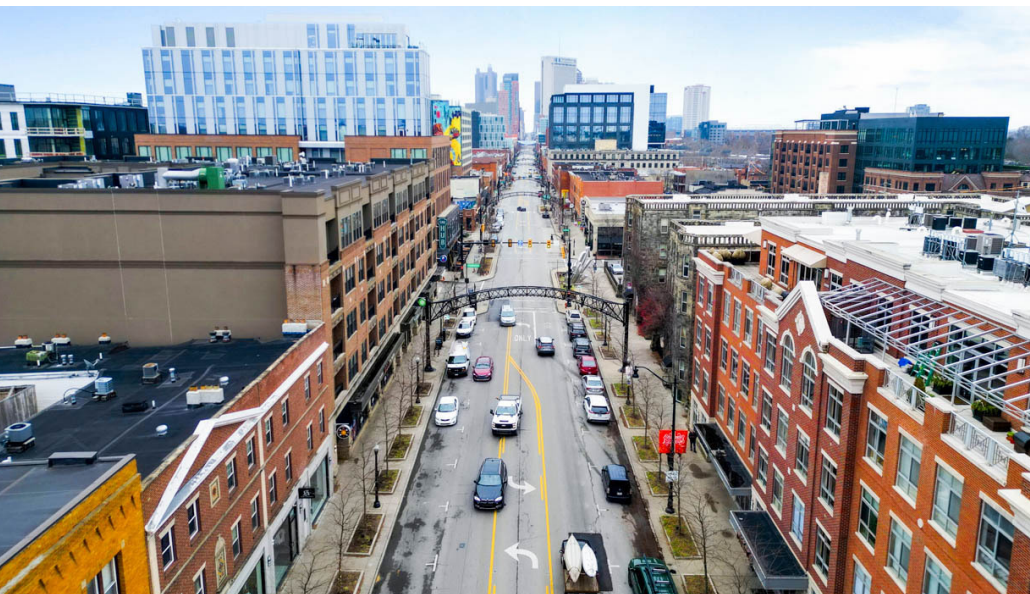
Located in the Short North Arts District, 29 W. First Avenue offers urban living within walking distance to cultural attractions, boutiques, art galleries, and dining. The property location provides easy access to arterial North High Street and is proximal to notable attractions, including Goodale Park, North Market and the Columbus Convention Center. The building offers eight large studio apartments and a single one-bedroom unit and is currently 100% occupied. Other features include: brick façade, full basement, and minimal common area space to maintain. Below-market rents currently in place provide upside and value-add potential for the next owner!

Location Description

29 W. 1st Avenue is located right off North High Street, nestled in the heart of the Short North Arts District. This property is situated within walking distance to many cultural attractions, trendy boutiques, art galleries, dining/entertainment establishments, and nearby parks.

Offering Summary

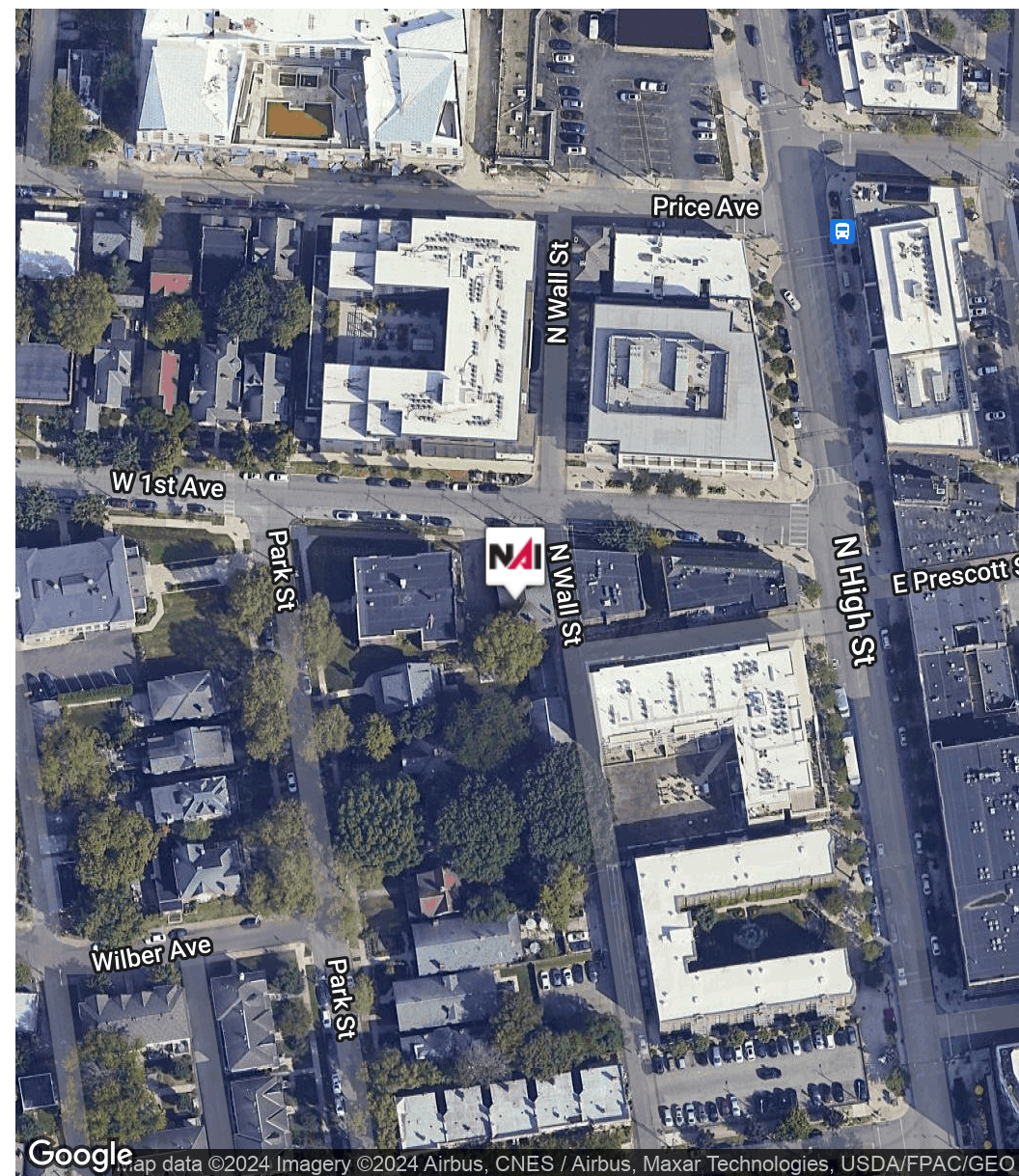
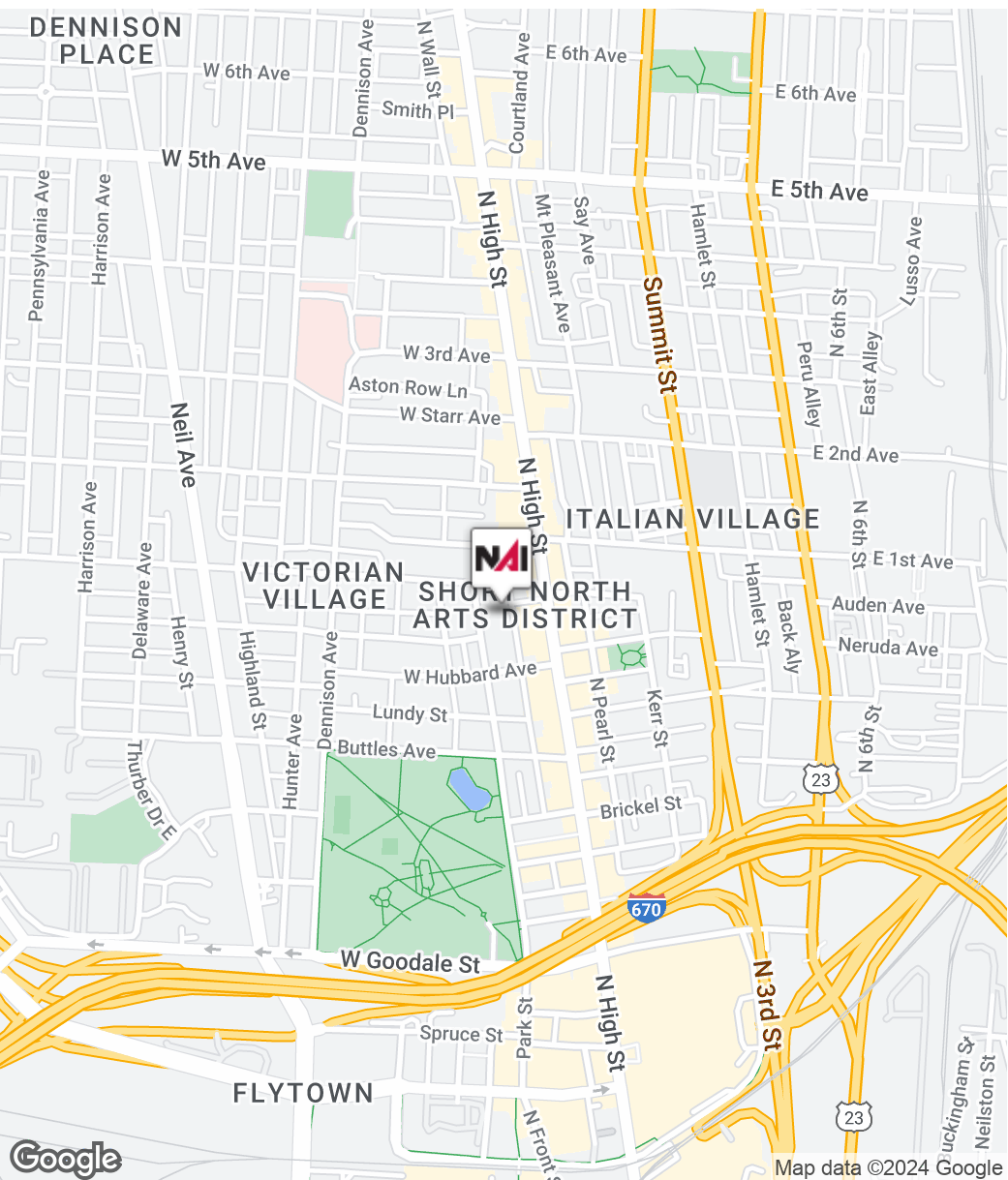
Sale Price:	\$1,250,000
Building Size:	4,104 SF
Occupancy	100%
Lot Size:	0.08 Acres
Number of Units:	9
Price / Unit:	\$138,889
Year Built:	1920
Zoning:	Residential, R4
Market:	Columbus

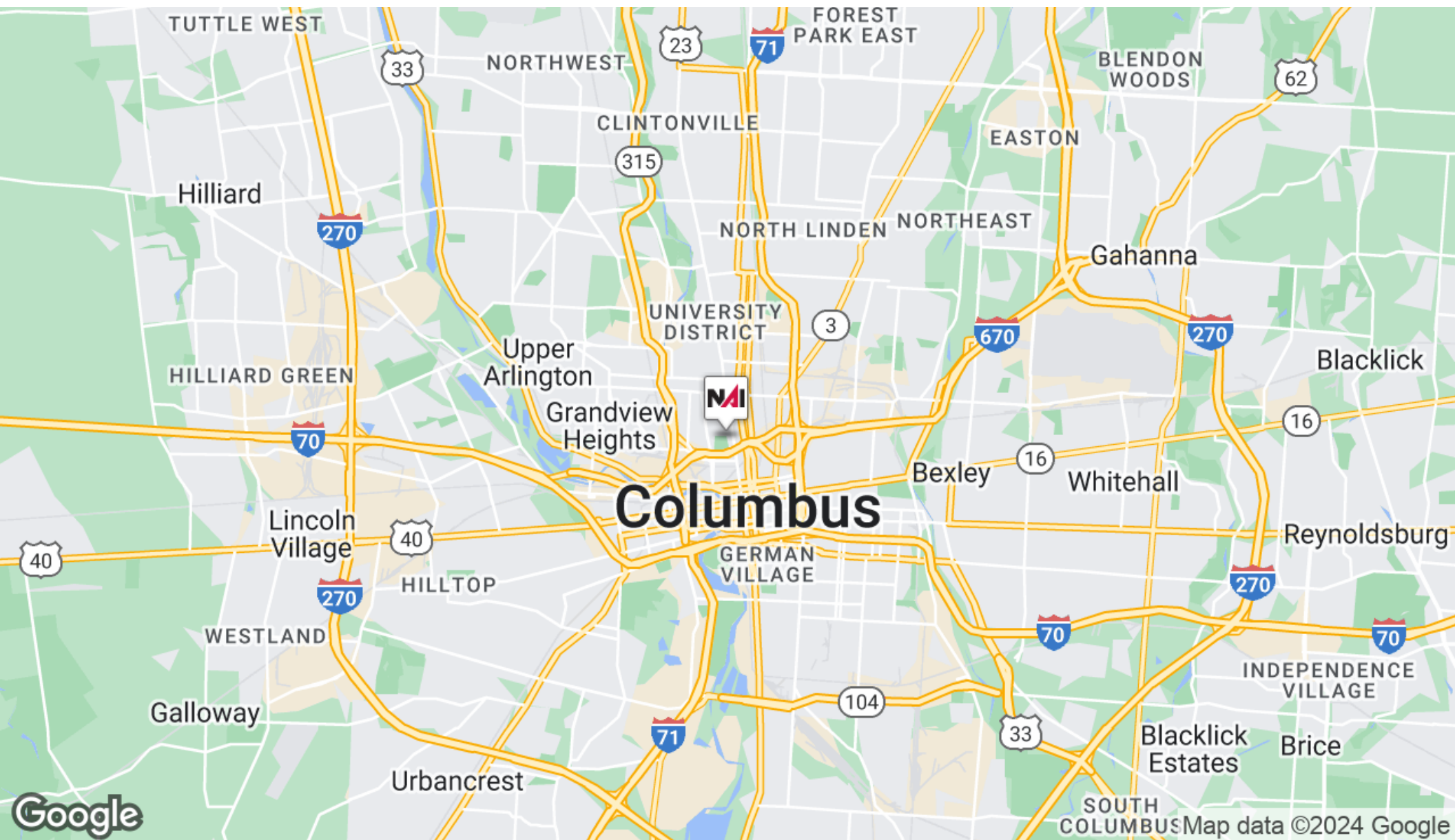


Property Highlights

- Located Right Off High Street in the Short North's Historic Victorian Village Neighborhood
- Directly Across from the new Sutton Apartments
- Eight Large Studio Units and a Single One-Bedroom Unit
- 100% Occupied with Extremely Strong Historical Occupancy
- Below-Market Rents Provide Upside For the Next Owner
- Attractive Brick Façade
- Full Basement
- Minimal Common Areas & Small Site to Maintain
- Value-Add Potential
- Walkable to Countless Amenities the Short North Offers, Including: Bars, Restaurants, Shopping, Art Galleries & Goodale Park
- *CURB OFFERS ONLY









Property Overview

Sale Price

\$1,250,000

Location Information

Street Address	29 W First Ave
City, State, Zip	Columbus, OH 43201
County	Franklin
Market	Columbus
Cross-Streets	West 1st Avenue & North Wall Street
Side of the Street	South

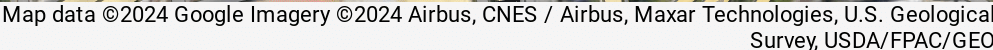
Building Information

Building Size	4,104 SF
Occupancy %	100%
Number of Floors	2
Year Built	1920

Property Information

Property Type	Multifamily
Property Subtype	Garden
Zoning	Residential, R4
Lot Size	0.08 Acres
APN #	010-064843
Lot Frontage	45 ft
Lot Depth	81 ft
Corner Property	Yes





NAI Ohio Equities

Confidential Offering Memorandum

For additional information please contact:

NAI Ohio Equities

Peter Merkle

O: 614 629 5240

pmerkle@ohioequities.com

Andrew Green

O: 614 629 5232

agreen@ohioequities.com

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