

507-509 S Fourth Street
Columbus, OH 43206

FOR SALE



Prime German Village Duplex

Valerie Tivin
(614) 559-3350 Ext. 110
vtivin@bestcorporaterealestate.com



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

507-509 S Fourth Street

Columbus, OH 43206

Size
±3,193 SF

Price
\$895,000

Taxes
\$11,657

Looking for an investment opportunity in one of Columbus' most desirable neighborhoods? Check out this charming brick duplex in the heart of German Village, currently operating as a successful short-term rental.

Each townhome-style unit features a spacious living room, dining room, kitchen, decorative fireplace, 2+ bedrooms, 1.5 baths, and a private rear patio. Ideal for an owner-occupant, investor, or continued short-term rental use.

Located just minutes from popular restaurants, shops, parks, Schiller Park, Downtown Columbus, and all that German Village has to offer. Rare opportunity to own an income-producing property in a premier location.

Please ask about all furnishings inside!

Ability to retain current management

Parcel ID	010-011769
Year Built	1880
Year Remodeled	2019
Units	2
Parking	On Street
School District	Columbus City Schools
Basement	Full

[Click Here to View Video](#)

Valerie Tivin
(614) 559-3350 Ext. 110
vtivin@bestcorporaterealestate.com



507 S Fourth Street

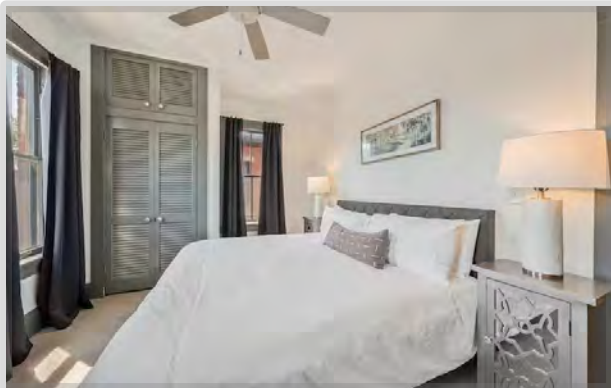
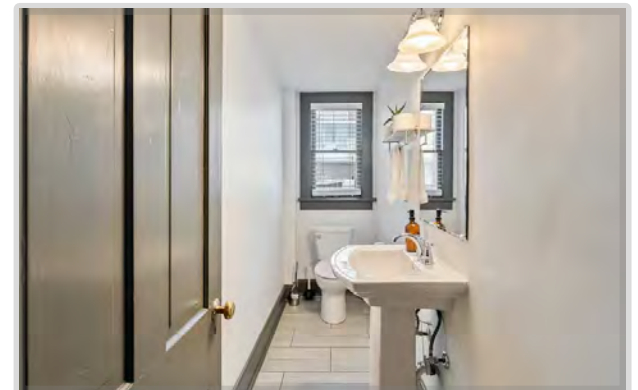
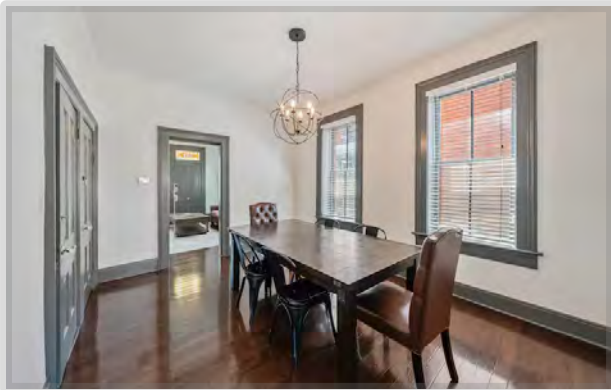


Valerie Tivin
(614) 559-3350 Ext. 110
vtivin@bestcorporaterealestate.com



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.

509 S Fourth Street



Valerie Tivin
(614) 559-3350 Ext. 110
vtivin@bestcorporaterealestate.com



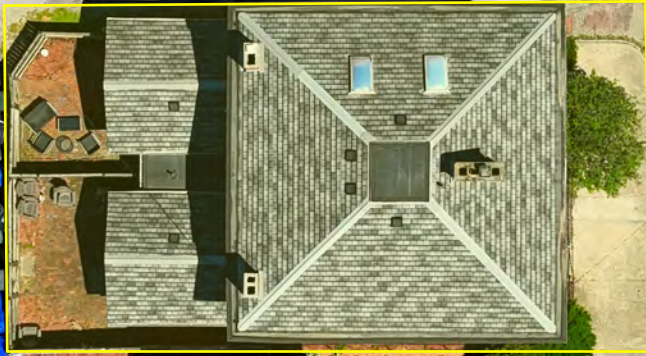
This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



E Blenkner Street

Margraff Alley

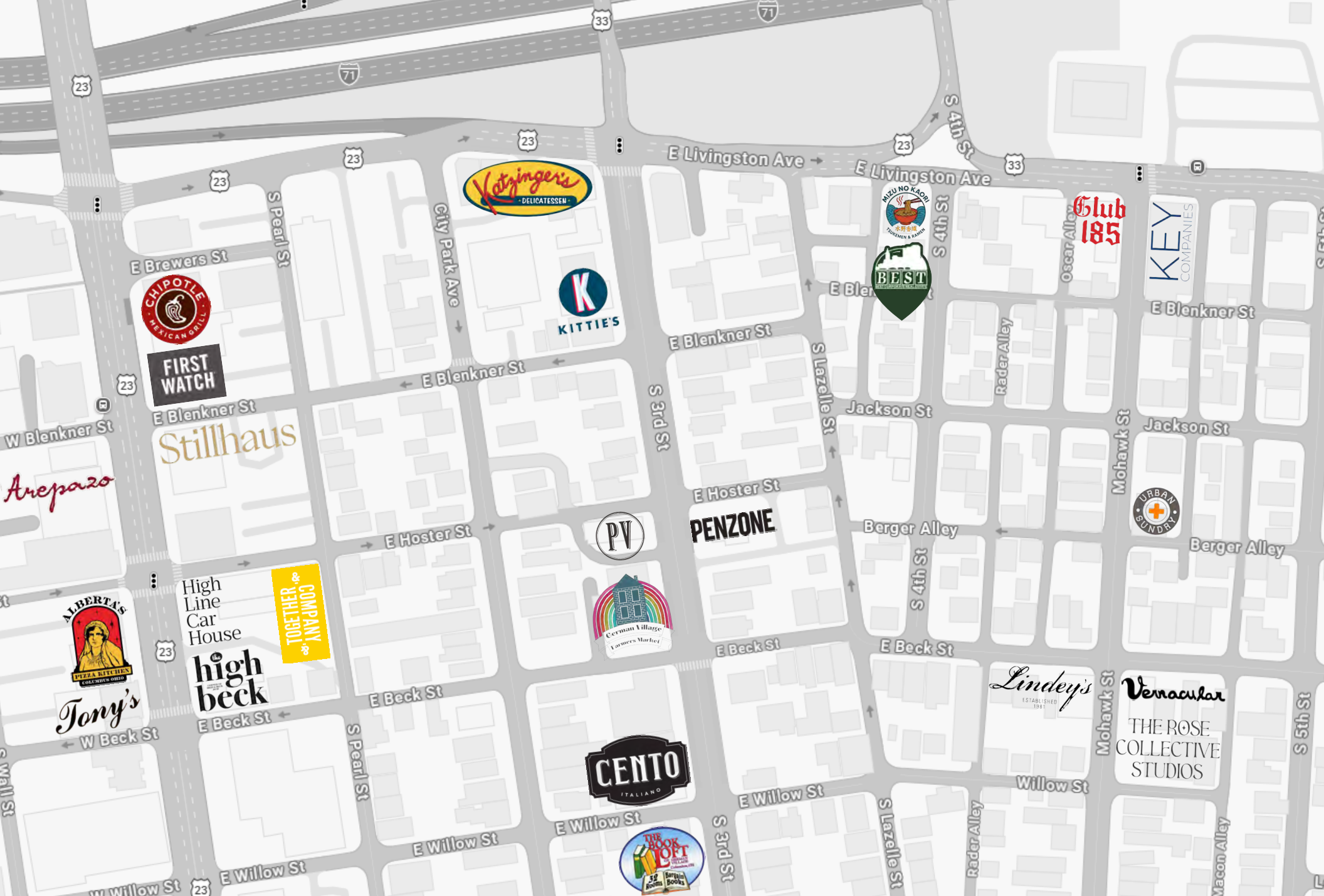
S 4th Street



Valerie Tivin
(614) 559-3350 Ext. 110
vtivin@bestcorporaterealestate.com



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.



Valerie Tivin
(614) 559-3350 Ext. 110
vtivin@bestcorporaterealestate.com



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.



DEMOGRAPHICS (2025)

Miles	Population	Income
1	8,652	\$56,019
3	74,522	\$40,787
5	205,566	\$43,501

Traffic Counts

E Livingston Ave - S Lazelle Street	18,174
E Mohawk St - E Blenkner St	1,556
E Livingston Ave - Fieser Street	13,116

Valerie Tivin
 (614) 559-3350 Ext. 110
 vtivin@bestcorporaterealestate.com



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.

German Village

Popular Attractions



Area Overview

German Village is one of Columbus's most historic and beloved neighborhoods, located just south of downtown. Settled largely by German immigrants in the mid-1800s, the area grew into a thriving working-class community of bakers, brewers, craftsmen, and shopkeepers, and at one point German descendants made up nearly a third of Columbus's population. Today, German Village is known for its beautifully preserved brick streets, charming 19th-century homes, lush gardens, and walkable atmosphere that feels almost European in character. People are drawn to the neighborhood for its blend of history, culture, and modern city life, with popular destinations like Schiller Park, The Book Loft of German Village, and many locally owned cafés, restaurants, and boutiques adding to its appeal. The neighborhood's strong sense of community and commitment to historic preservation have helped make it one of the most recognizable and picturesque areas in Columbus.



Photo: Downtown German Village

Demographics

	Area Population		Area Households		Average Income
	3,423		1,943		\$165,190

Major Nearby Interstates



Sources used: Wikipedia, <https://germanvillage.com/>, www.columbus.gov,

507-509 S Fourth Street
Columbus, OH 43206

Listing Agent Contact

Valerie Tivin
(614) 559-3350 Ext: 110
Vtivin@BestCorporateRealEstate.com

CONFIDENTIALITY DISCLAIMER

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business. This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business. Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient. This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect. By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired. By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment. The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease. No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business. Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner. Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement. By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization. By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion. Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause. This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information. 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. The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.

