

2801 COLUMBUS AVE.

COMMERCIAL BUILDING | MOBILE HOME PARK **\$400,000.00**



TARINA & TEAM.

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY



LINDSAY BOUMAN & TARINA SIDOTI

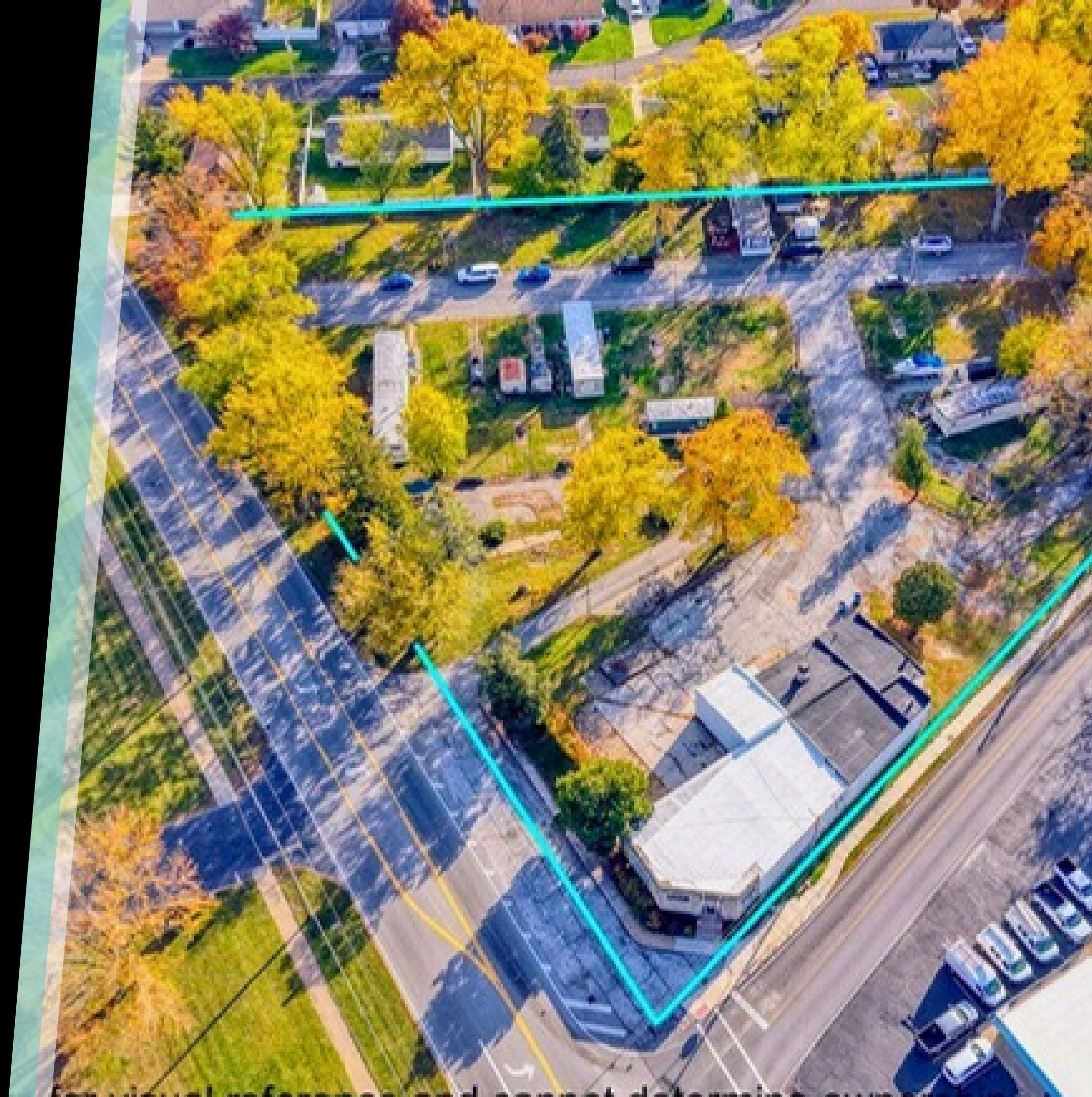
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EXECUTIVE SUMMARY

2801 Columbus Ave. presents a rare mixed use investment opportunity in Perkins Township with immediate income and substantial value add potential. Positioned on a highly visible corner lot along Columbus Avenue, this 4 acre property combines a mobile home park with an established commercial building, creating a unique asset with multiple income streams and long term upside.

The property includes a 38 lot mobile home park, with lot rents currently set at \$275 per space and 6 lots presently occupied, leaving significant room for future lease up and revenue growth. The commercial component is anchored by a stable long term tenant of more than 30 years currently paying \$1,400 per month, providing existing cash flow while still allowing for future rental upside.

With its combination of in place income, expansion potential, and highly visible location, 2801 Columbus Ave. is well suited for investors seeking a value add opportunity with strong long term potential.



PROPERTY DETAILS

GENERAL

Year Built:	1960
Construction:	Stone
Heating:	Gas Forced Air
Cooling:	Central Air
Parking:	Approx. 20 spaces

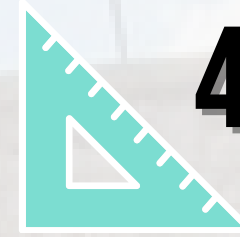
The property benefits from stable, in-place tenants providing consistent income. The combination of residential and commercial tenants diversifies revenue streams and reduces vacancy risk.

Key advantages:

- Established tenant base
- Multiple income sources
- Low operational complexity



1
UNIT



4,384 SF

AVG. UNIT SIZE



\$1,400

AVG. RENT/UNIT



38 LOTS

An aerial photograph of a residential development. A cyan line outlines a specific area containing 38 lots. The area includes several buildings, a parking lot with several cars, and numerous trees with yellow and orange autumn foliage. The surrounding area shows more residential buildings and streets.

**Lot Rent: \$275 per lot
\$1,650 per month**

**Building Rent:
\$1,400 a month**

INCOME POTENTIAL

MOBILE HOME LOTS

\$100 INCREASE PER LOT

\$275

\$375

\$100

\$700

\$1400 INCREASE

BUILDING

\$1400

\$2800

\$1000

\$4000

TOTAL

\$6,900

CURRENT TOTAL MONTHLY RENT

\$12,550

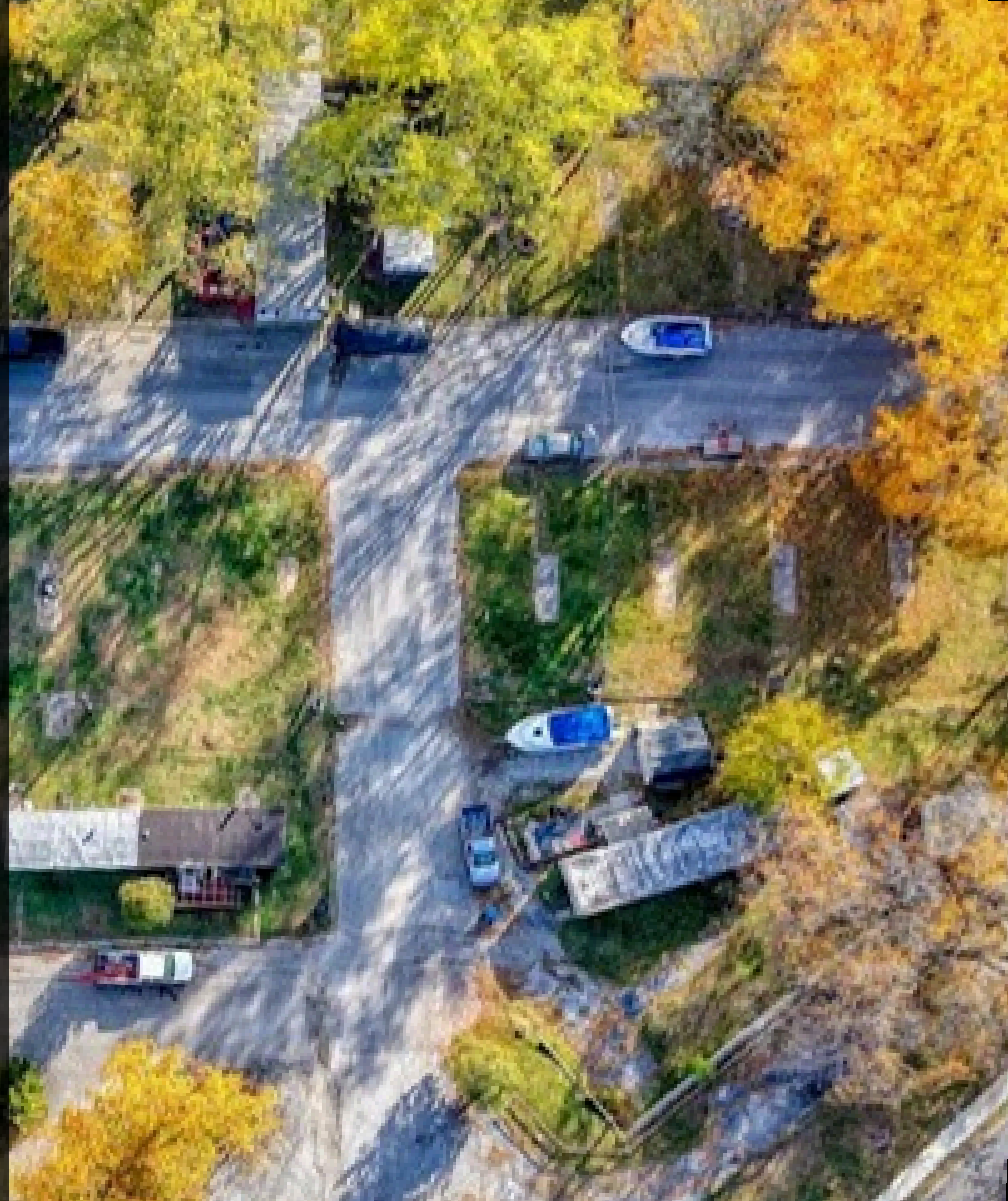
TOTAL POTENTIAL RENTAL INCREASE AT FULL CAPACITY



Current Rent



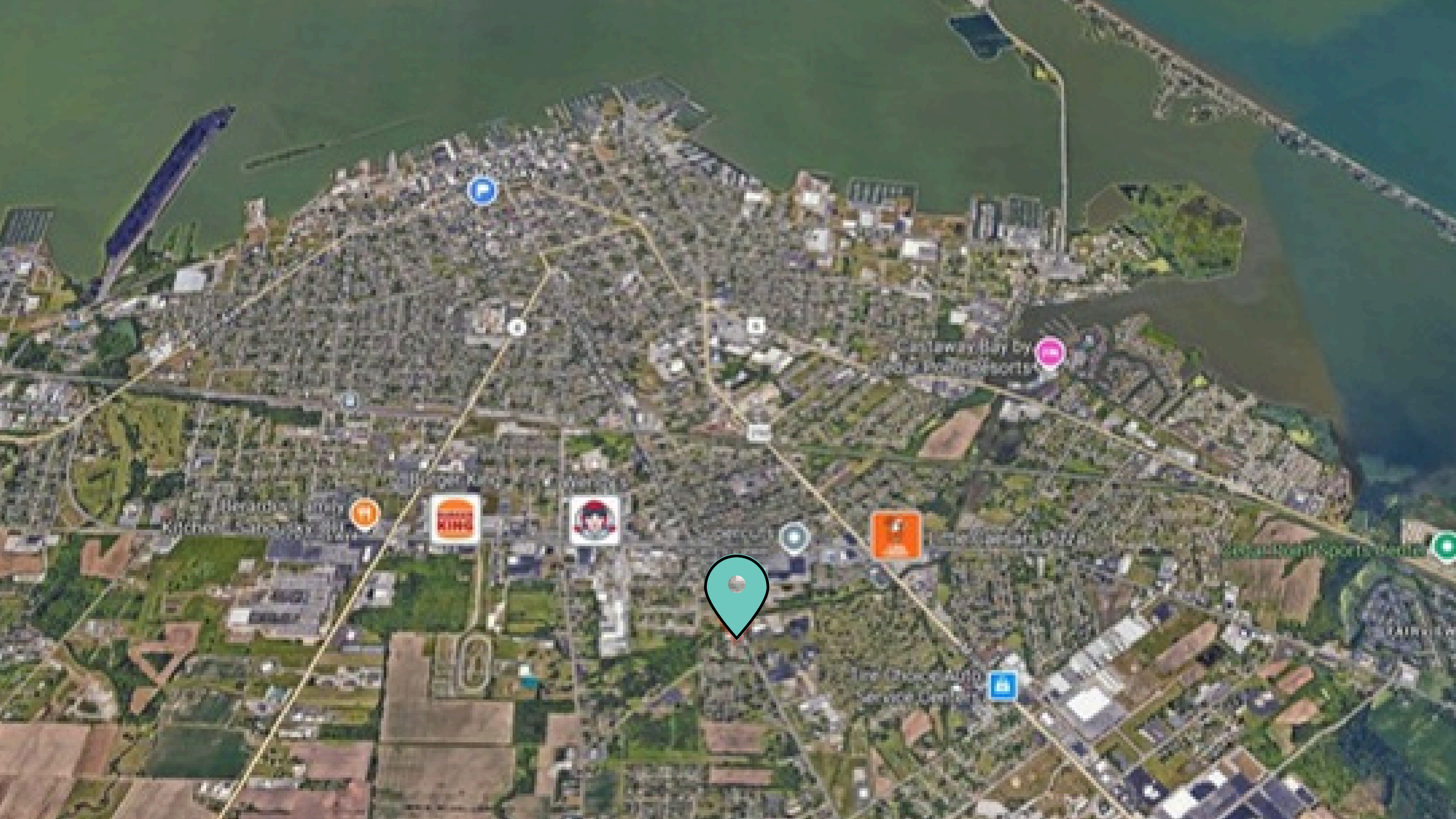
Potential Rent





LOCATION HIGHLIGHTS

- Strong visibility and daily exposure, ideal for both residential and commercial use
- Located in Perkins Township, One of the most desirable and consistently growing areas in the Sandusky market
- Close proximity to national retailers, restaurants, and everyday conveniences
- Near Cedar Point & tourism drivers
- Surrounded by residential growth
- Ongoing development and stable neighborhoods support long-term occupancy
- Strong rental demand in the area
- Close to Lake Erie waterfront
- Adds long-term desirability and supports overall market appreciation
- Anchored property: Long-term standing tenant, 30+ years at \$1,400.00 a month





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2801 Columbus Ave. offers a rare opportunity to secure a mixed-use asset with both stability and scalability. With strong in-place income, expansion potential, and a prime location, this property is well-positioned for both new and experienced investors.

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