

FOR SALE OR LEASE



1029-1031 E Livingston Avenue, Columbus, OH 43205

Mixed-Use Retail on East Livingston Avenue

- Mixed-use retail with apartments above for sale or lease.
- Total of ± 4,296 SF with ± 3,504 SF on the first floor available.
- Upstairs apartment has been beautifully renovated and currently rented for \$1,445/mo.
- Beautifully remodeled.
- Connected one-car garage and shop space.
- First floor can be split into different leasable areas.
- Additional parking available on Denton Alley, Potential to Purchase with Building.



[Click Here For Video](#) ▶

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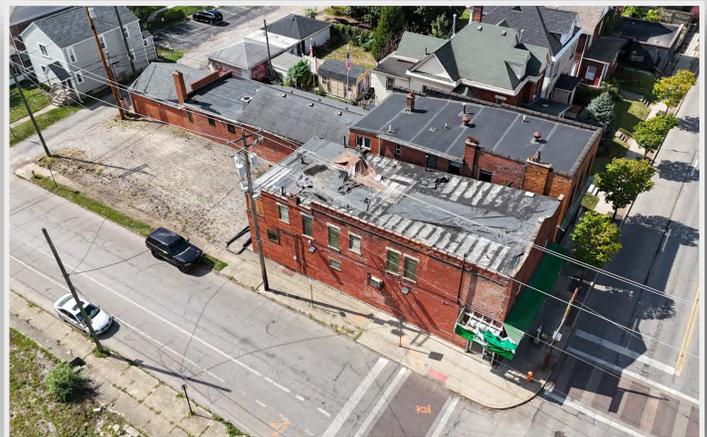
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BEST CORPORATE REAL ESTATE
4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM

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. *Line Drawings are Approximate*

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Interior—Lower Level



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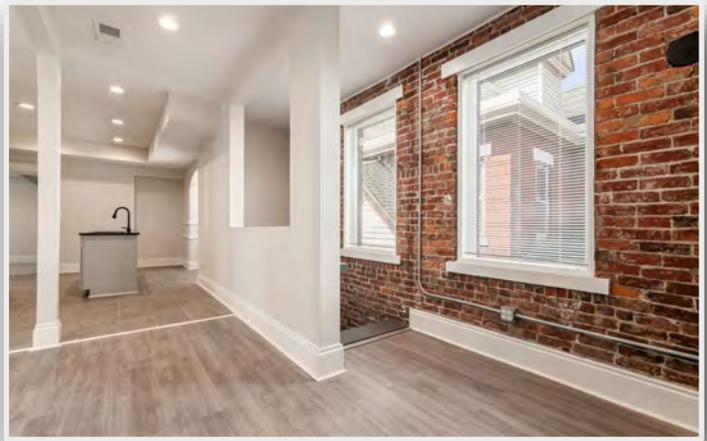


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Interior—Upper Level



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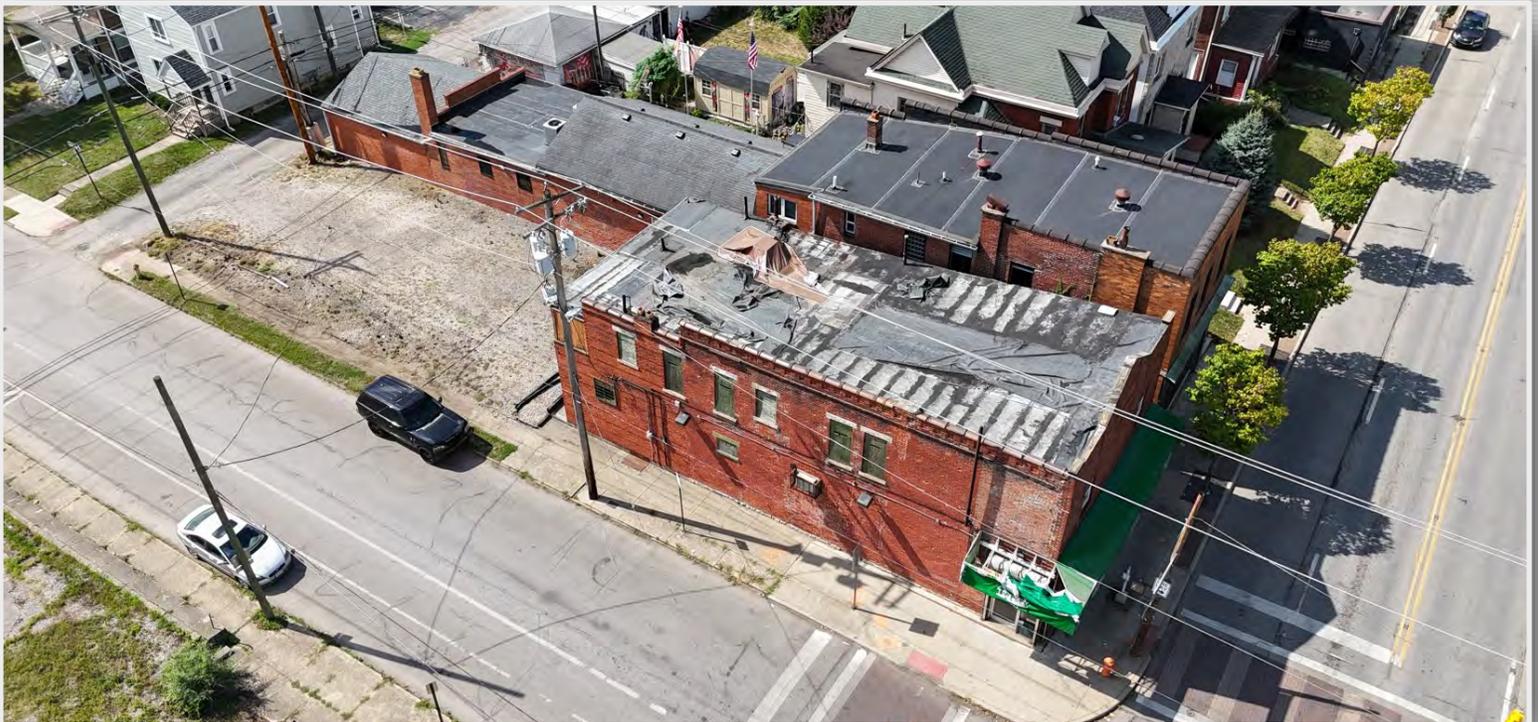
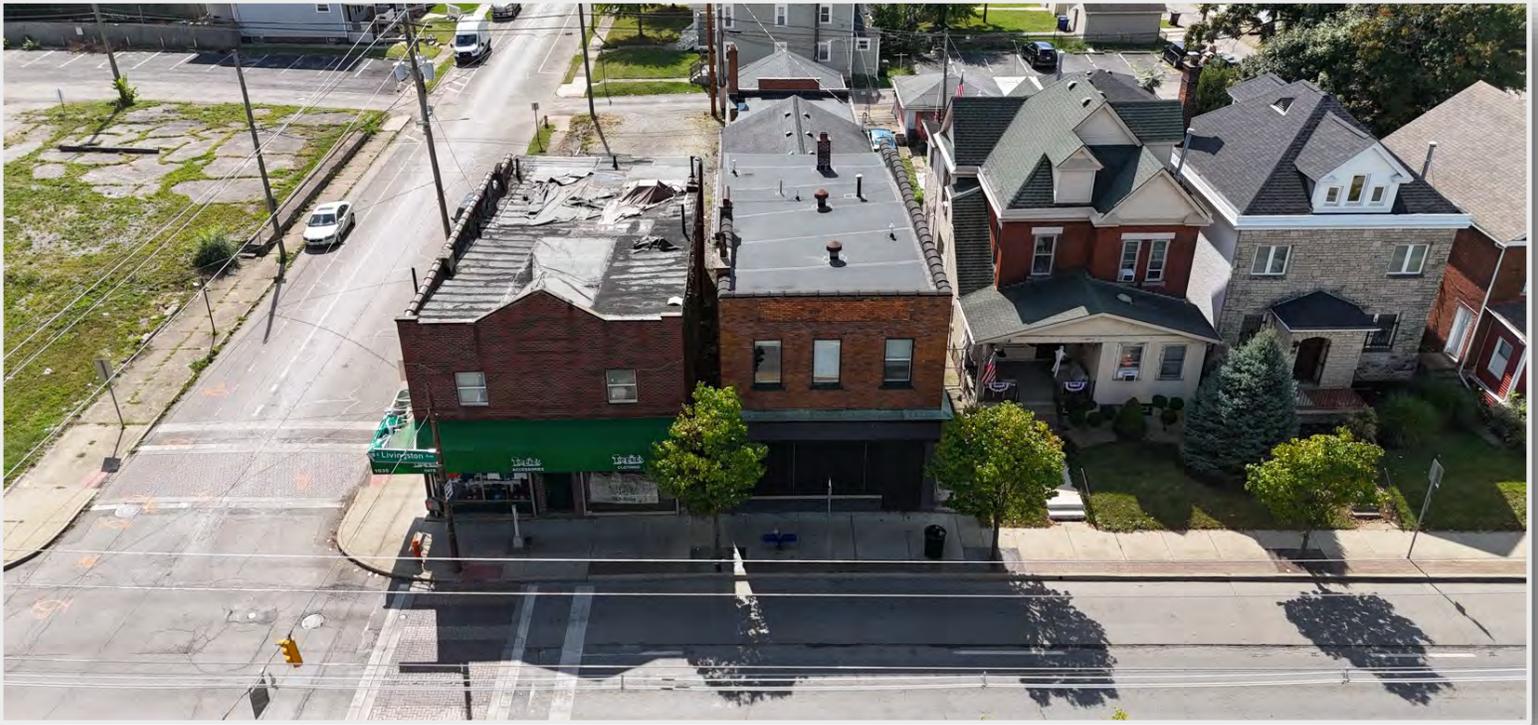
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Property Information

LEGAL

Legal Property Description:	Mixed-Use Retail
Price:	\$425,000 or \$9.07/SF MG & a Negotiable Lot
Parcel Number:	010-041302-00 and 010-043775-00 (Parking Lot)
Occupancy:	18.4%

LAND

Land Acreage:	± 0.1067
Current Zoning:	Urban Center - UCT
Jurisdiction:	Columbus

STRUCTURAL

Building Square Footage:	± 4,296 SF
Minimum Square Feet Available:	± 3,504 SF
Floors Above Ground:	2
Year Built:	1912

ADDITIONAL INFO

Drive-in Doors:	1
Lot Specifics:	Additional Parking Available on Denton Alley
Parcel Benefits:	Prime Frontage on E Livingston Ave
Fees and Associations:	N/A
Water/Sewer System:	Columbus
Real Estate Taxes (2024):	\$1,197.94

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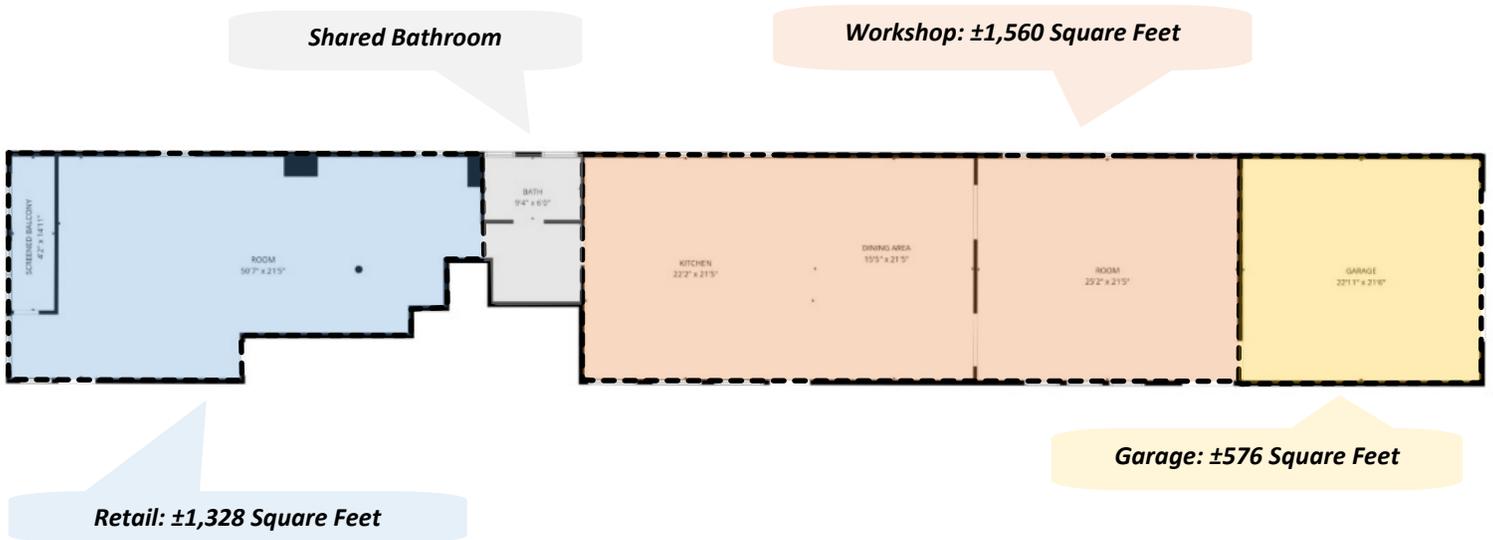


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Main Level—Floor Plan (With Possible Leasible Areas)



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Parcel View



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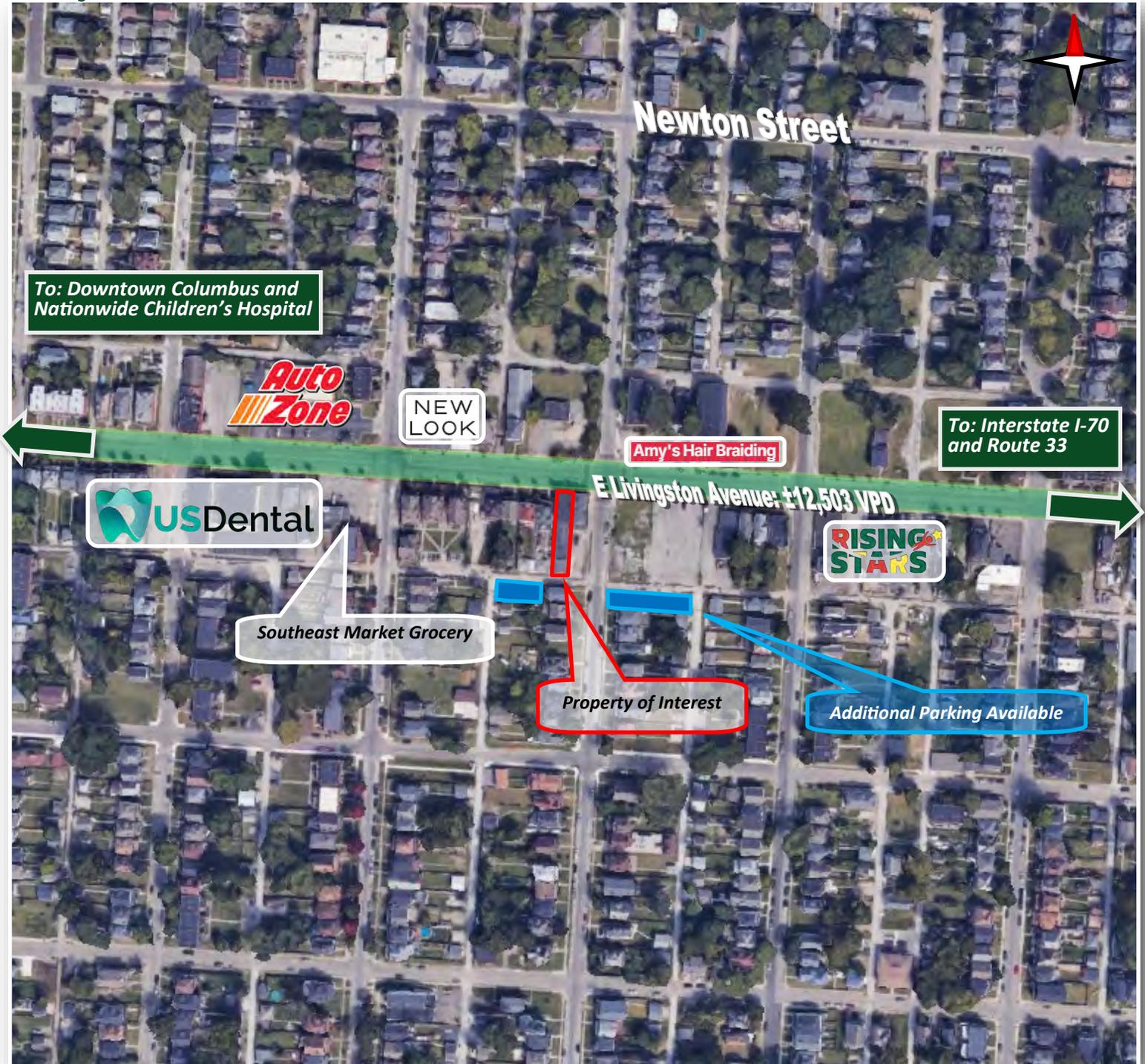


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Nearby Amenities



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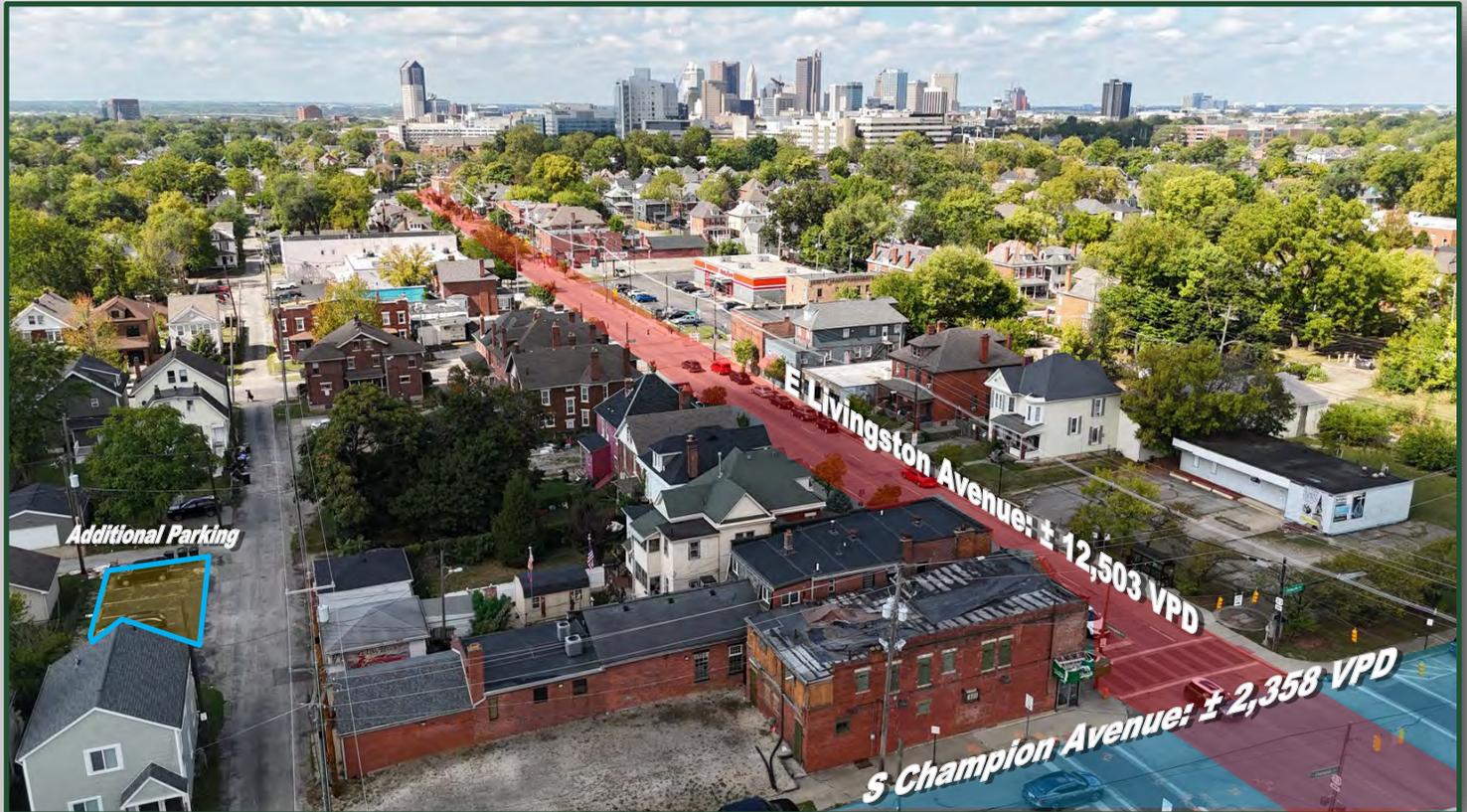


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TRAFFIC COUNTS AND AREA OVERVIEW

*Line Drawings are Approximate



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CLOSE PROXIMITY TO
DOWNTOWN COLUMBUS

< 1 MILE TO I-70 INTERCHANGE
AND NATIONWIDE CHILDREN'S



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TRAFFIC OVERVIEW

Street	Avg Daily Volume
E Livingston Avenue (US-33)	12,503
Interstate 71 (Eastbound and Westbound)	244,283
Parsons Avenue	24,606

DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)		13,674	73,650	191,480
Households (2024)		9,073	35,886	86,573
Avg Household Income (2024)		\$37,124	\$48,223	\$43,803

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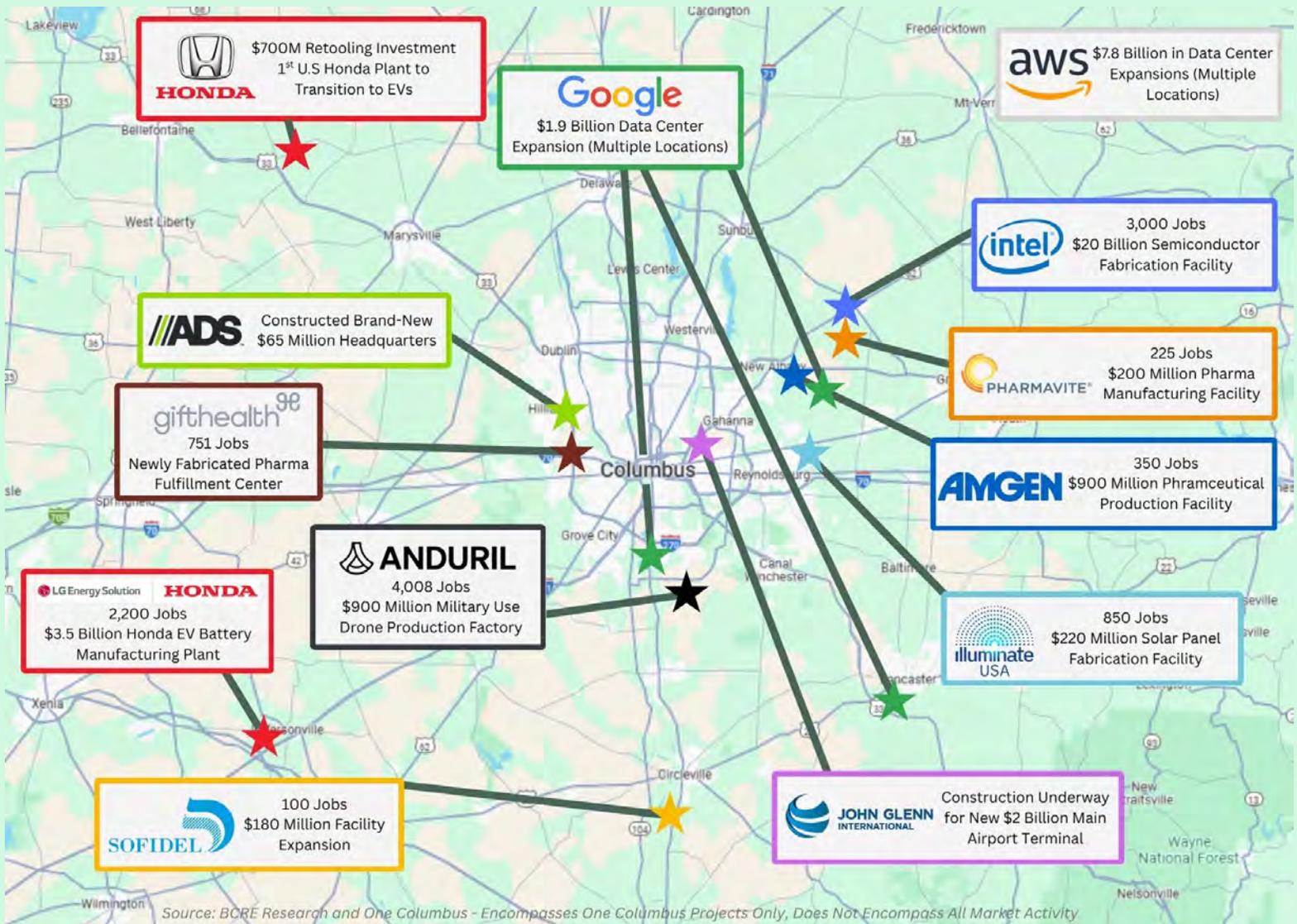
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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Disclaimer And Confidentiality Agreement - Continued -

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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.

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