



## 3219 Howard Ave & 1414 33rd St

Columbus, Georgia 31904

### Property Overview

This income-producing property consists of four buildings, offering a flexible mix of commercial and storage space. The property includes four retail spaces, four storage units, and a jobsite semi-trailer, totaling 8,926 square feet.

The asset is currently generating \$79,200 in annual scheduled income, with upside potential to increase revenues to \$94,320 per year through lease-up or rent adjustments. The diverse unit mix allows for multiple income streams and tenant flexibility, making this an attractive option for investors seeking steady cash flow with value-add potential.

Well-suited for an owner-user or investor, this property presents a solid opportunity in an established area of Columbus with room for income growth.

### Offering Summary

Sale Price:	\$595,000
Building Size:	8,926 SF
Lot Size:	0.443 Acres

### Demographics 1 Mile 3 Miles 5 Miles

Total Households	5,151	27,930	61,560
Total Population	11,846	64,945	147,546
Average HH Income	\$53,217	\$68,839	\$71,151

### For More Information

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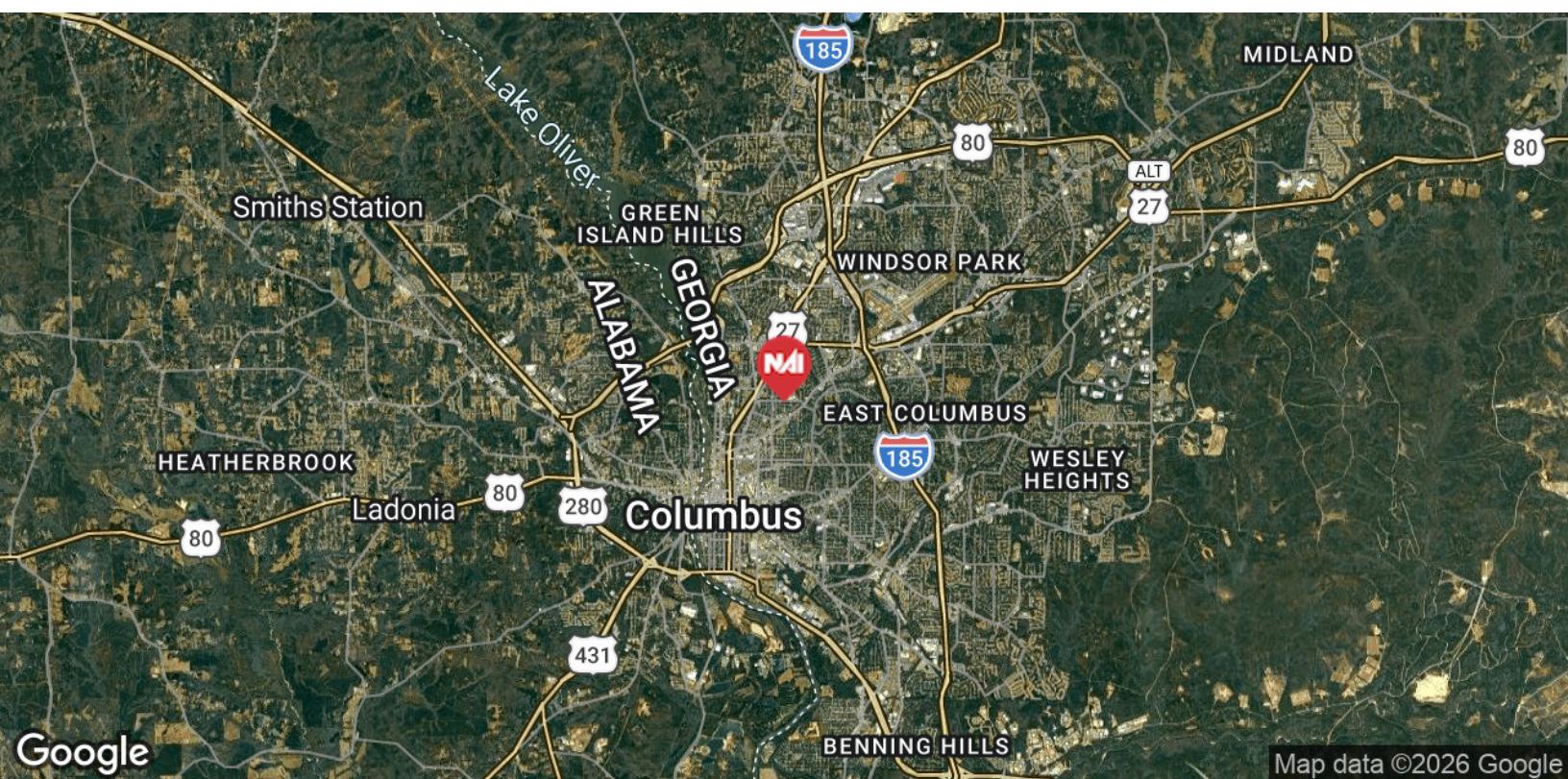
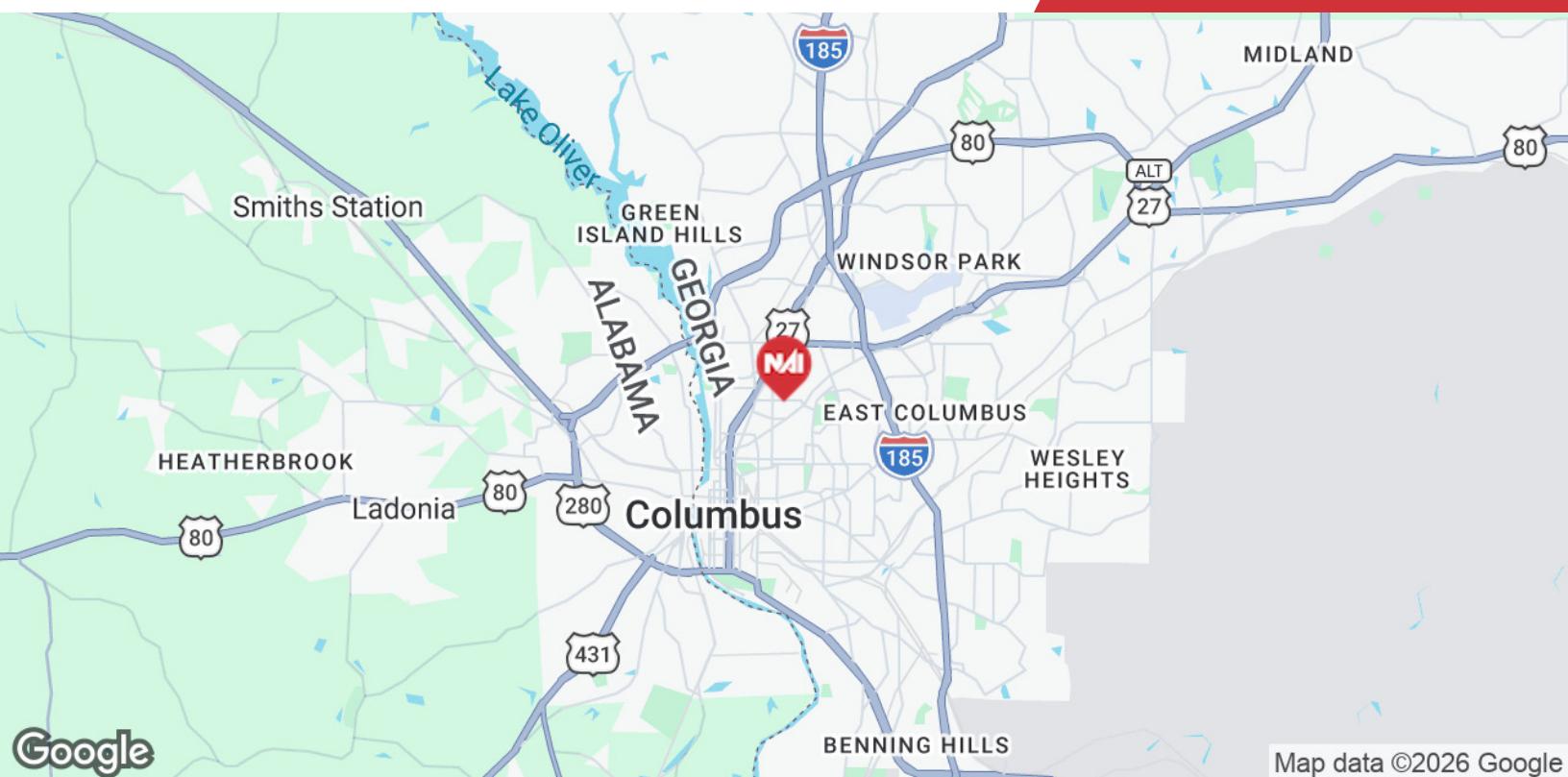
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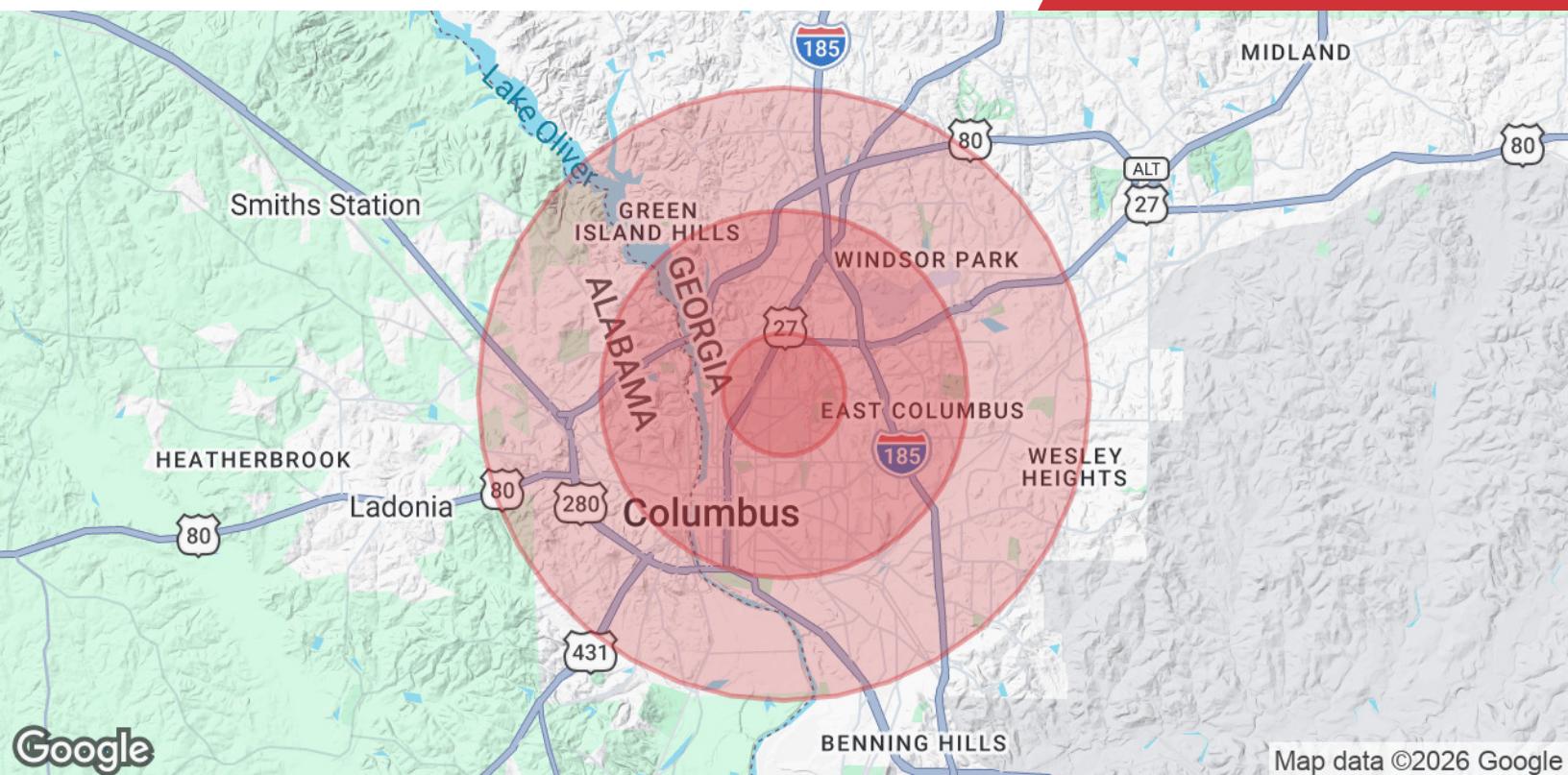
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### Population

	1 Mile	3 Miles	5 Miles
Total Population	11,846	64,945	147,546
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	41

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	5,151	27,930	61,560
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$53,217	\$68,839	\$71,151
Average House Value	\$149,896	\$216,250	\$221,851

Demographics data derived from AlphaMap

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