



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

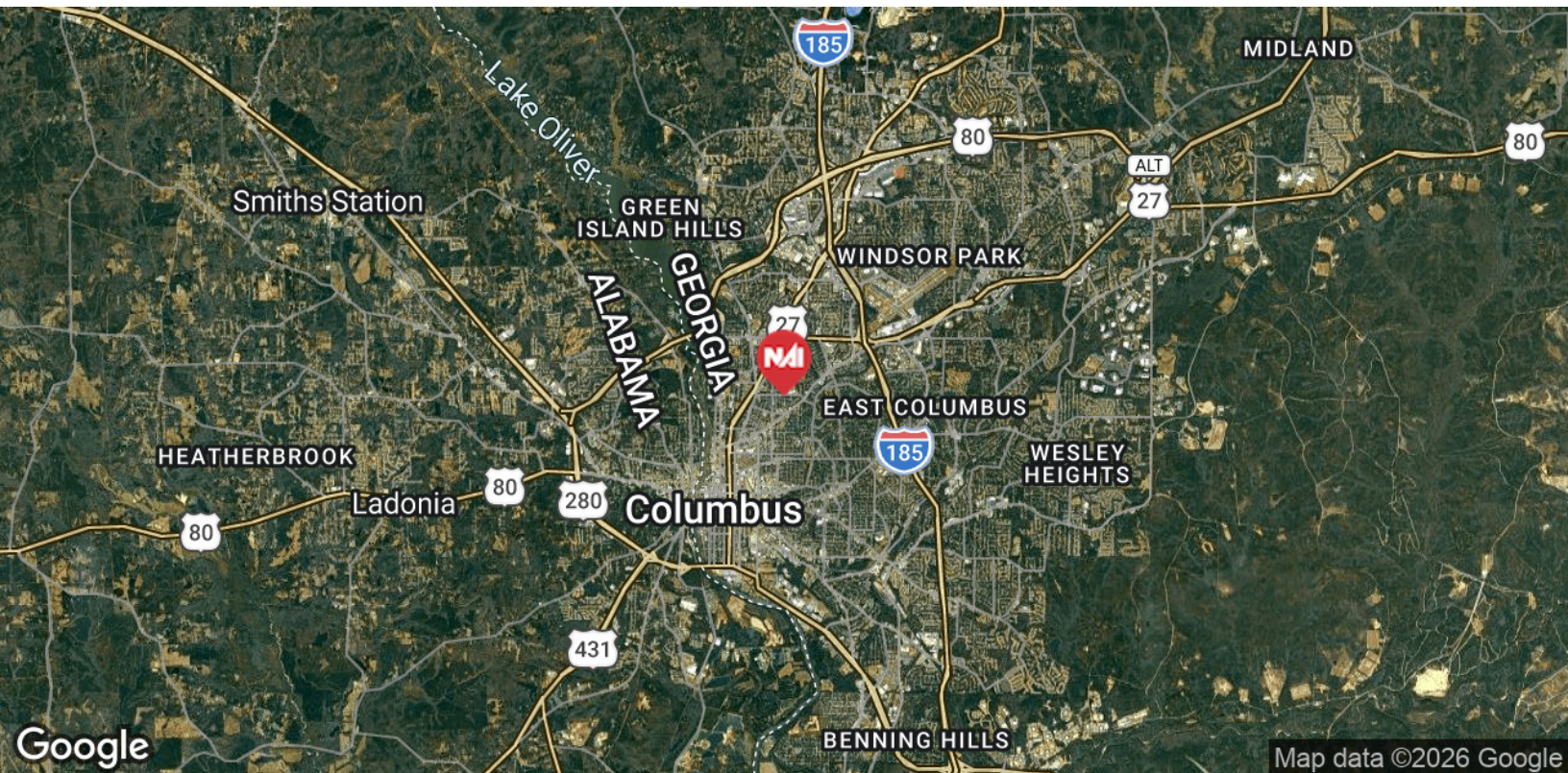
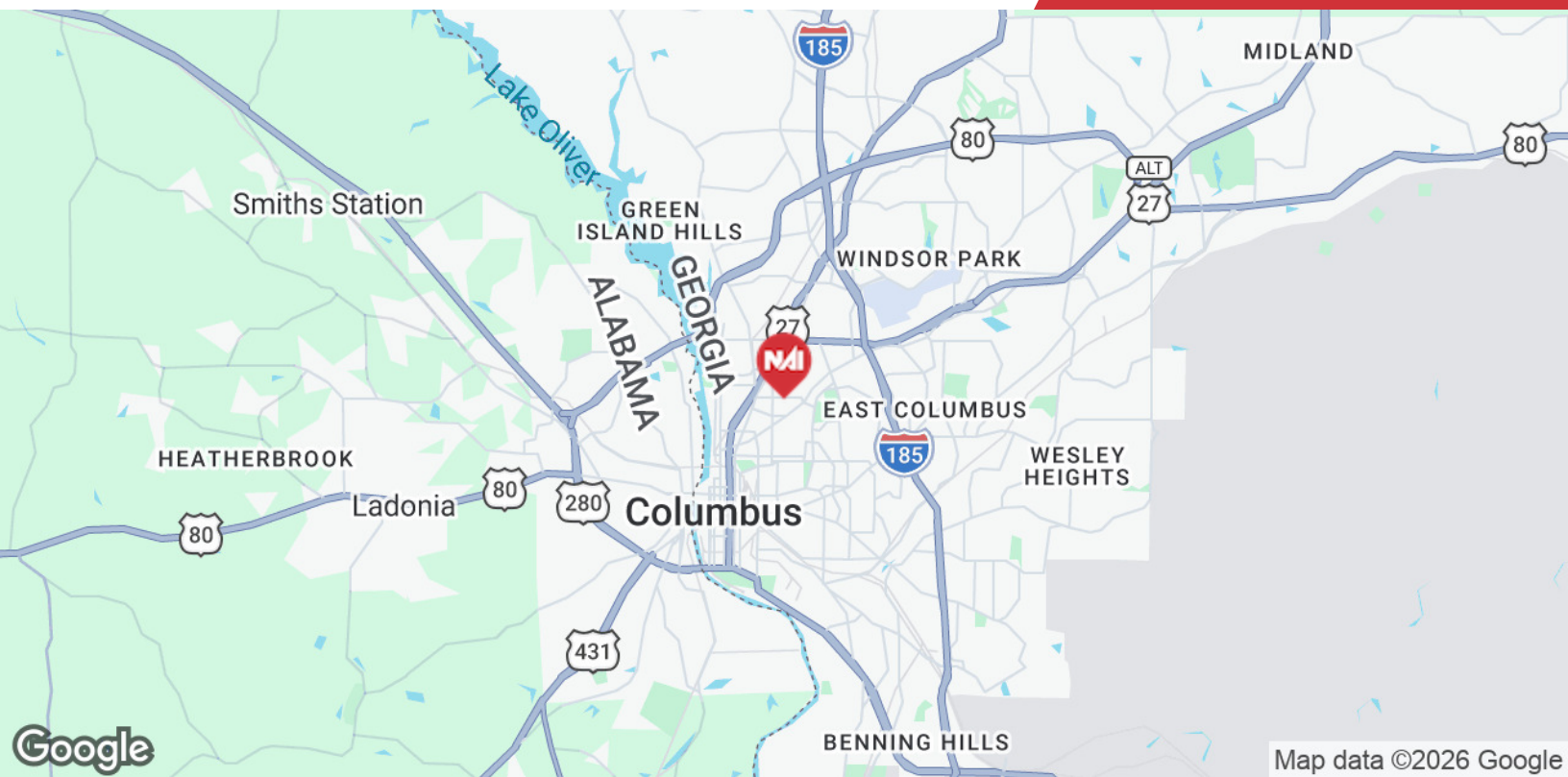
Rem Brady

O: 706 660 5418 x1007
rbrady@g2cre.com | GA #353461

Dave Jackson

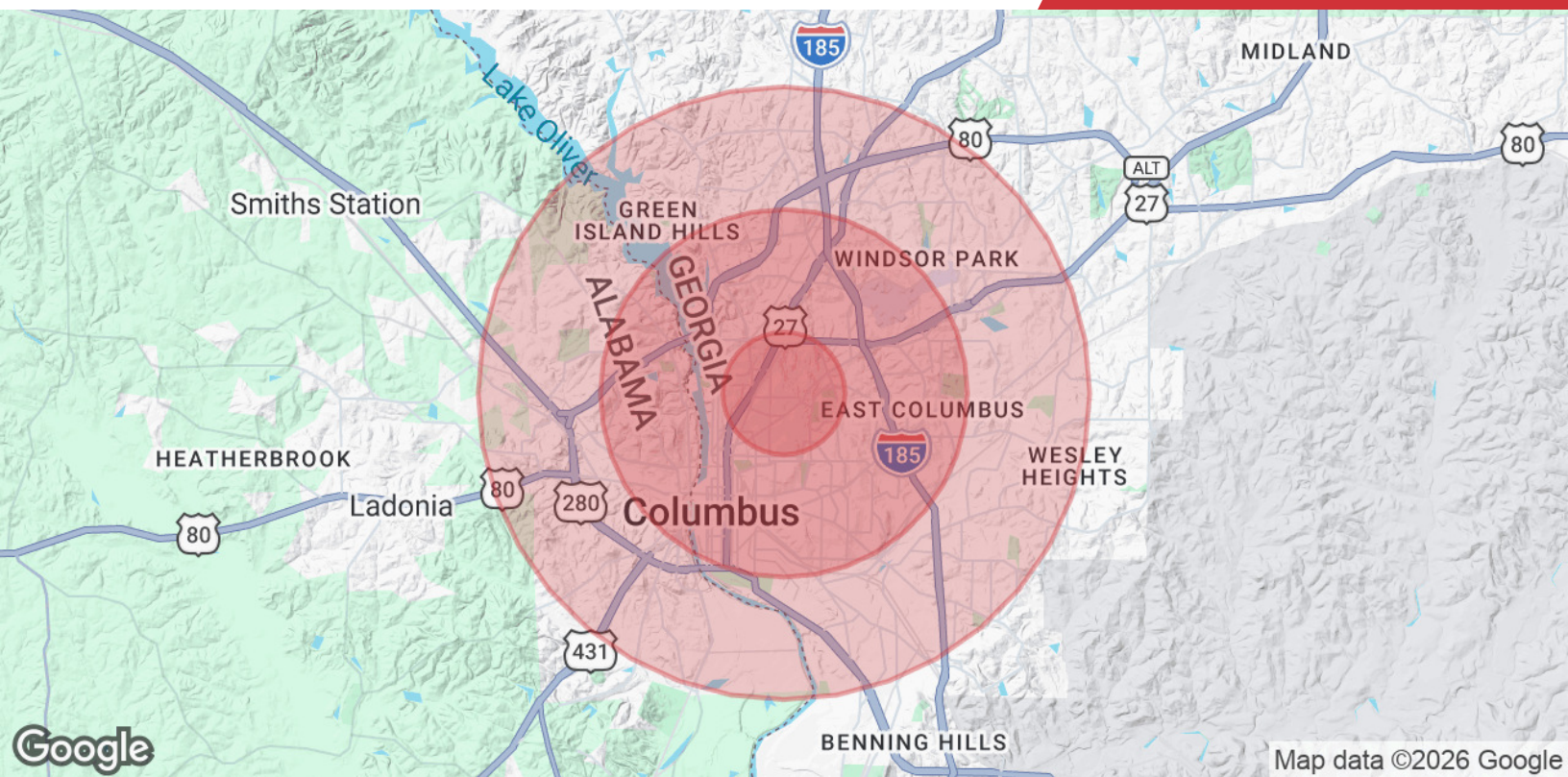
O: 706 660 5418 x1006
djackson@g2cre.com | GA #344658





We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com



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