

For Sale



\$595,000

407 Oakwood Avenue, Columbus, OH 43205

Four Unit Townhouse For Sale in Old Town East in Columbus, Ohio

- Four Unit Brick Town-homes with Extra Lot
- Two Bedrooms in each town home, with basements.
- Fully leased on a month-to-month basis
- Curb offers only, all offers to have lender letter, or proof of funds, acceptable to owner prior to viewing
- Extra lot is \pm 0.09 Acres on McAllister Avenue (Parcel ID: 010-136835)
- New construction across the street, and in immediate area
- Close proximity to downtown Columbus, this property is located within historic Old Town East



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Exterior Photos



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Additional Property Information

Legal Information

Legal Property Description	Apartment
Price	\$595,000
Parcel Number	010-080503 and 010-136835
Possession	Immediate (Subject to Tenants Rights)

Land Information

Land Acreage	Both Parcels: \pm 0.28 Acres
Parking Available	Street Parking
Current Use	Multi-Family Town Home
Current Zoning	Mixed Use UCT
Jurisdiction and School District	Columbus

Structural Information

Building Square Footage	\pm 3,672 Square Feet
Units on Site	4
Floors Above Ground	2
Year Built	1900
Unit Specifications	2 Bedrooms each, also with Basements

Additional Information

Lot Specifics	Corner Location on Oakwood and McAllister
Water/Sewer System	Public
Real Estate Taxes (2025)	Both Parcels: \$3,084

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Parcel View



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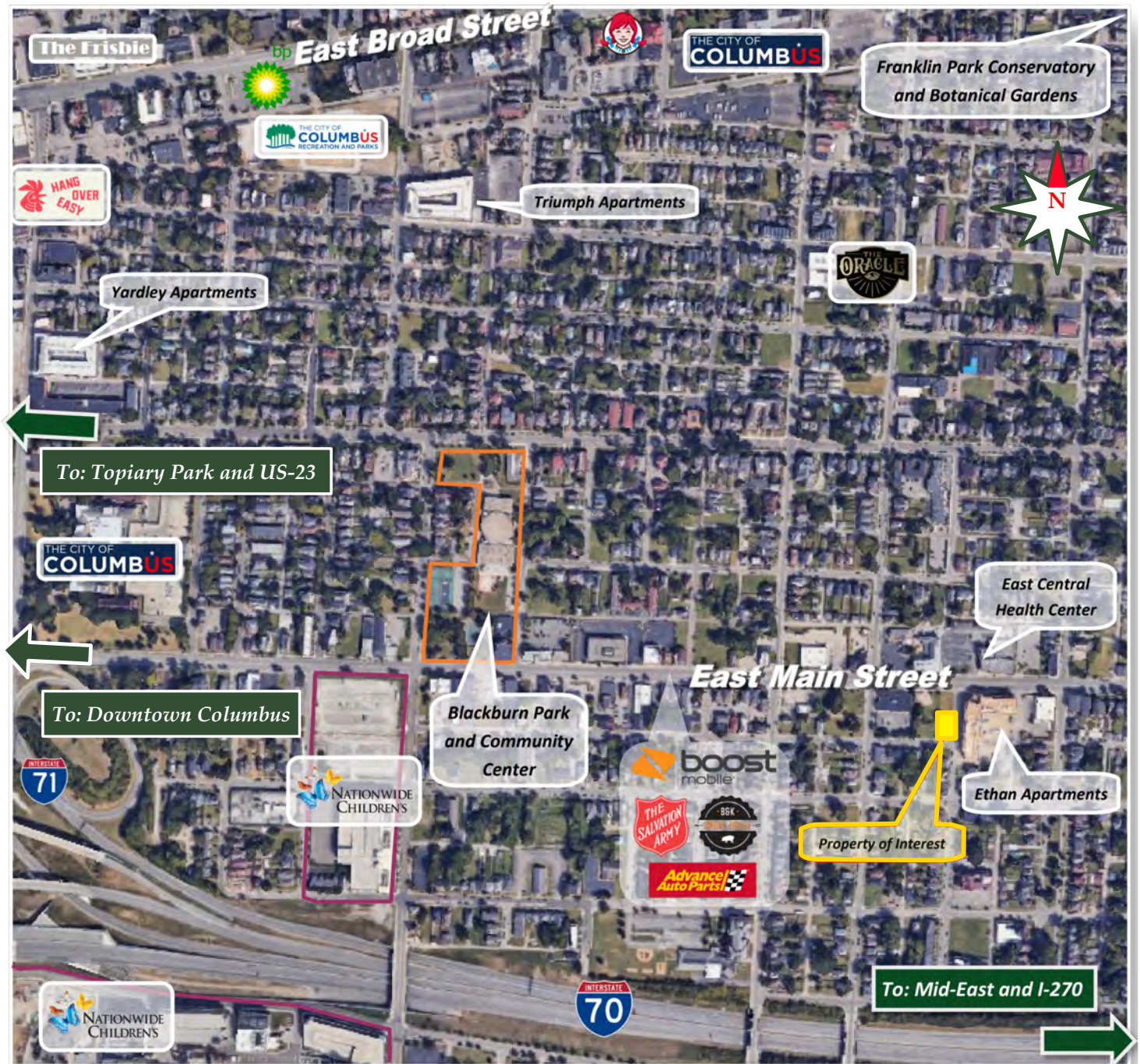


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

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

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Parcel View



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Traffic Counts and Regional Demographics



Local Traffic

E Main Street	±14,517 VPD
E Mound Street	±1,413 VPD
S Ohio Avenue	±3,277 VPD



Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	11,636	77,657	209,195
Households	8,012	41,965	95,654
Avg Household Income	\$34,186	\$50,296	\$42,426

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THE CITY OF COLUMBUS

Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.



Downtown Columbus

Major Regional Employers



Demographics



Area Population
2,230,960

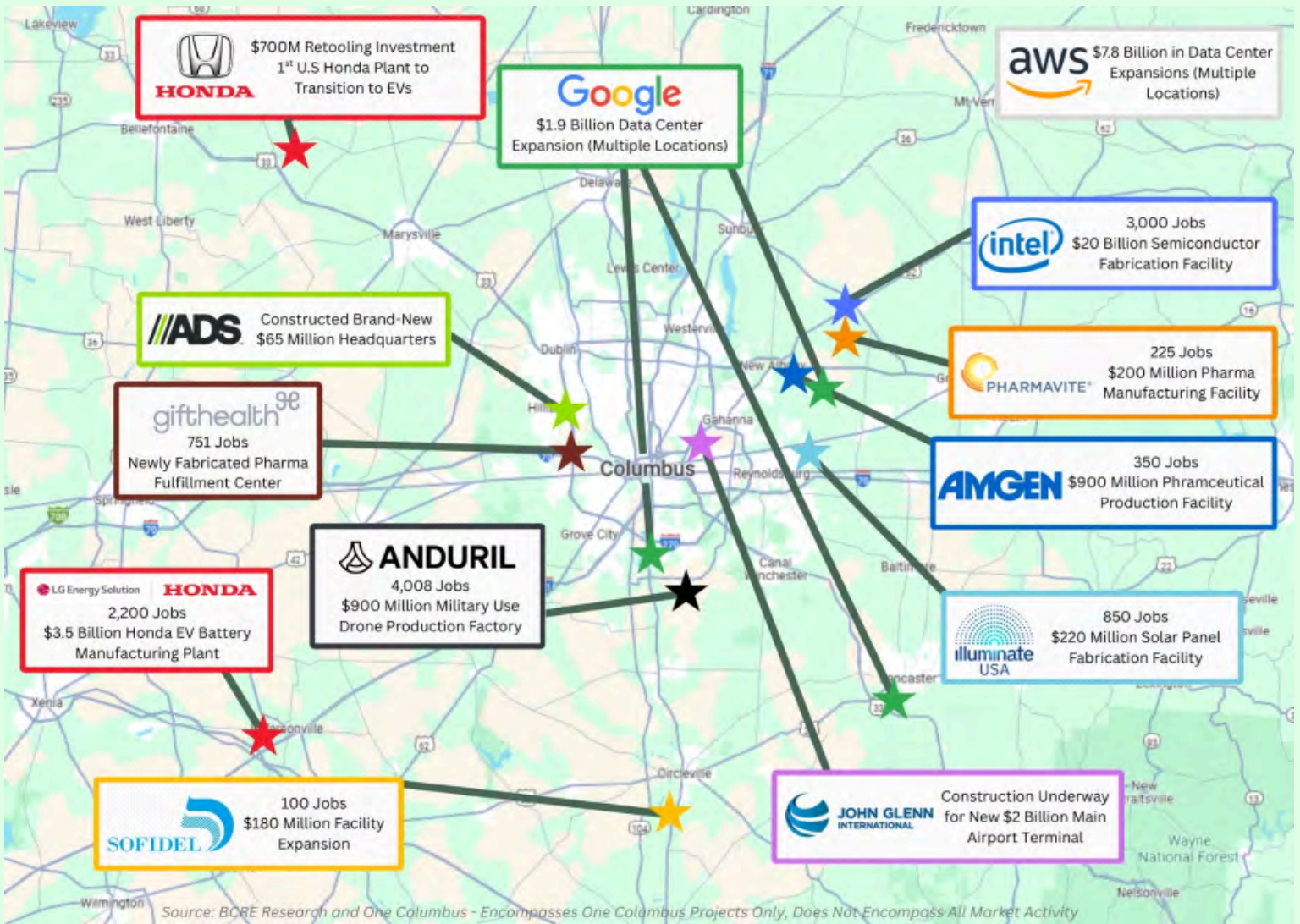


Area Households
826,729

Major Interstates



NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**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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And Confidentiality Agreement
- Continued -**

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