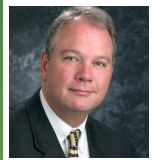




# 615-619

615-619 OAK STREET  
COLUMBUS, OH 43215

Brochure



**Tim Treasure**

**PRINCIPAL**

614.403.8162

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OH #2009002222



# Property Summary



## PROPERTY HIGHLIGHTS

- Minutes from downtown Columbus
- Ample parking in the rear
- Quiet area
- Two bedroom units, approximately 1400 SF each
- Two first-floor units, two second-floor units
- Below market rents
- Three units currently leased, one vacancy
- Please do not disturb the tenants. Call to schedule a walk through.

## LOCATION DESCRIPTION

Conveniently located near the bustling downtown area of Columbus, the property provides easy access to the vibrant city center, offering an array of dining, entertainment, and cultural experiences. The nearby presence of the renowned Children's Hospital further enhances the property's appeal, highlighting the area's dedication to exceptional healthcare resources. With its strategic positioning between the urban energy of downtown Columbus and the essential healthcare services of the Children's Hospital, the property stands as an exceptional investment opportunity for multifamily/mid-rise investors looking to capitalize on the dynamic allure of the Columbus area.

# Property Details & Highlights



Property Type	Multifamily
Asking Price	\$685,000
Building Size	6,200 SF

Introducing a prime investment opportunity in the Columbus area, this mid-rise property offers an ideal multifamily investment with four spacious units. With ample rear parking and a tranquil setting, it presents a compelling investment package. Each of the two-bedroom units ensures comfortable living spaces for tenants. The property's distribution of two first-floor units and two second-floor units adds to its appeal, while the existing below-market rents present a significant value-add opportunity. Currently, three units are leased, underpinning immediate income potential, with one vacancy offering the potential for further optimization.



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## Additional Photos



## Additional Photos



## Additional Photos



## Additional Photos



## Additional Photos

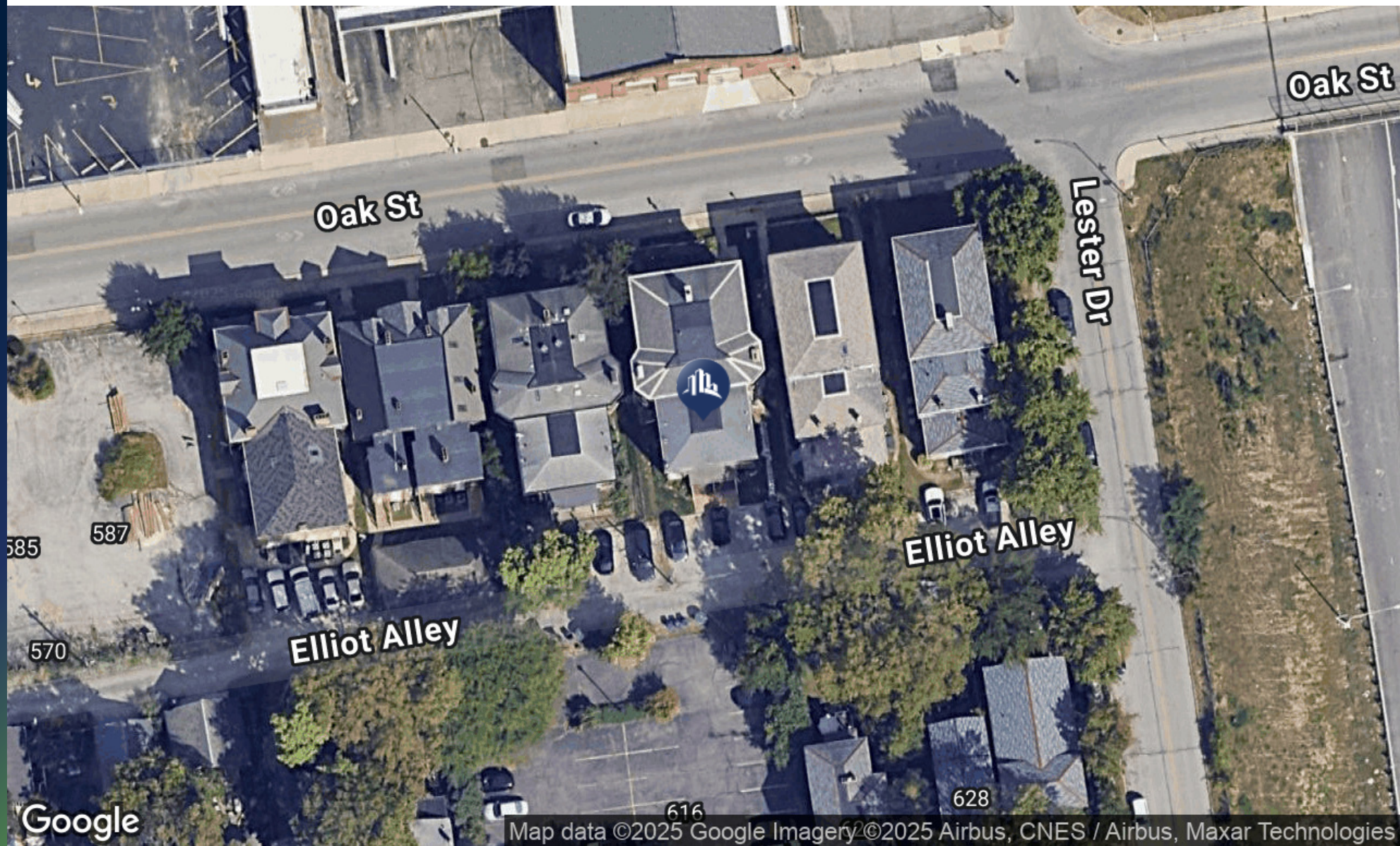




## Additional Photos

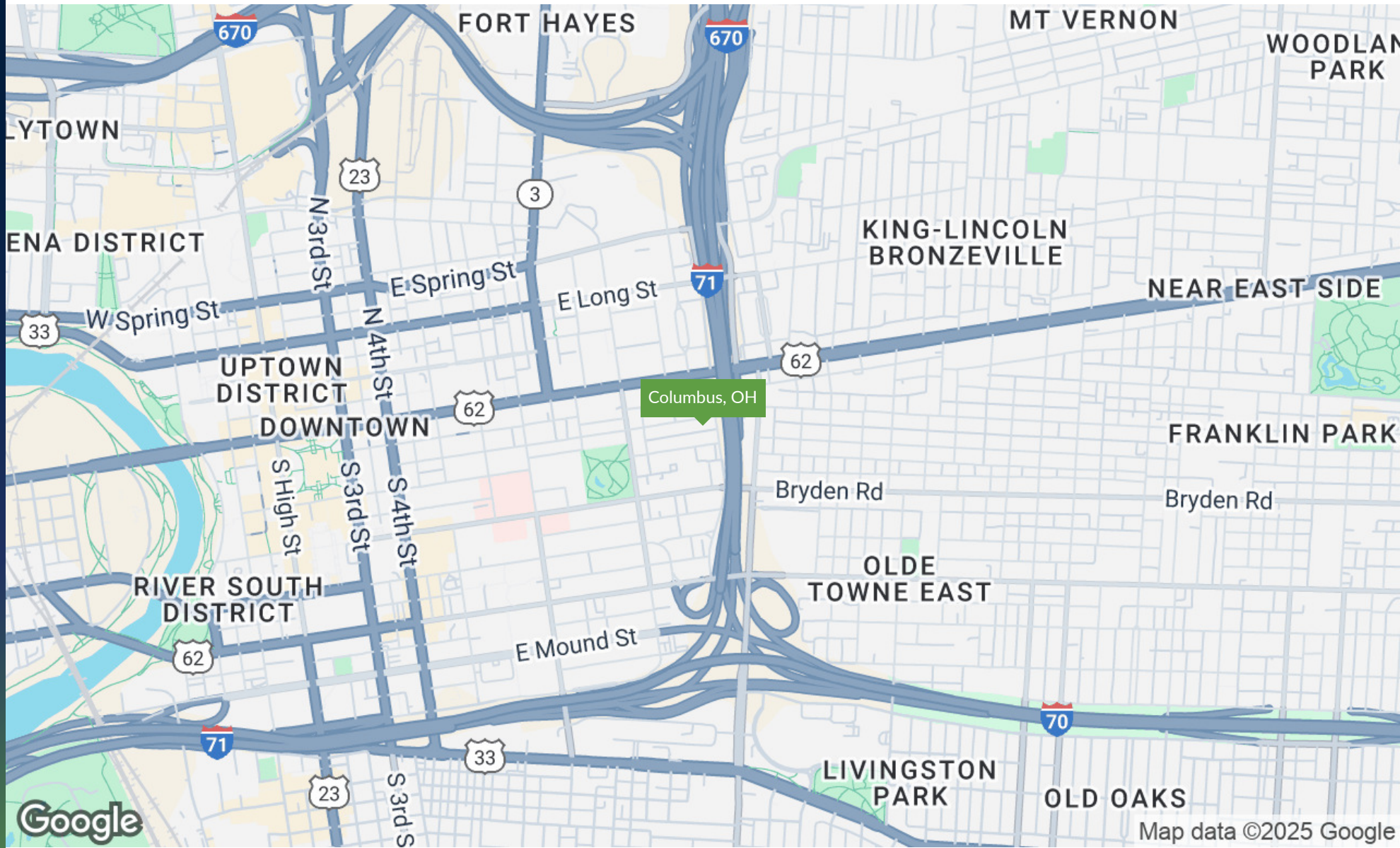


# Aerial Map

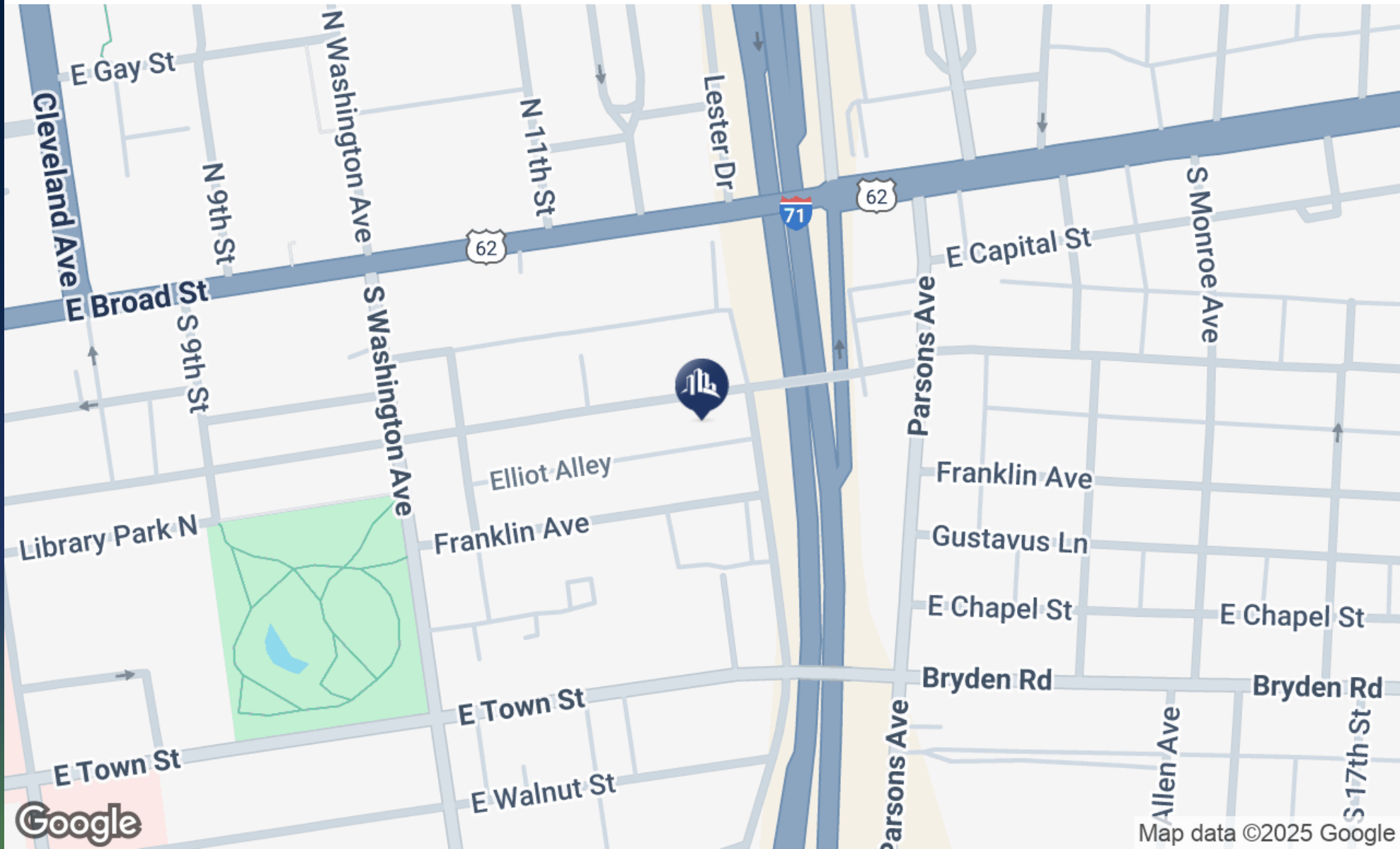




# Regional Map



# Location Map





# Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,540	4,531	19,285
Average Age	37	36	38
Average Age (Male)	39	38	39
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,066	2,722	10,926
# of Persons per HH	1.4	1.7	1.8
Average HH Income	\$58,301	\$59,988	\$79,248
Average House Value	\$511,417	\$520,718	\$537,108

Demographics data derived from AlphaMap

