



1237 Broadway

Columbus, Georgia 31901

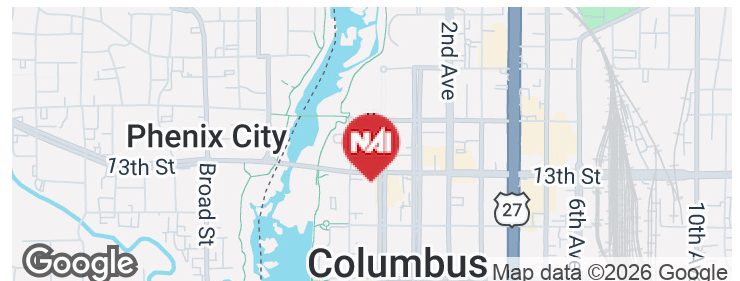
Property Highlights

- +/- 6,240 SF office building across three levels
- Ideal for owner-occupant or investment opportunity
- Flexible layout suited for a variety of uses
- Located in Downtown Columbus on Broadway

Property Overview

Located in the heart of Downtown Columbus, 1237 Broadway offers approximately 6,240 square feet of versatile space across three levels. The main floor is currently configured for office use, providing a functional layout for a variety of businesses. The basement level, most recently used for storage, offers additional square footage with potential for conversion to suit a range of needs.

The top floor features a fully equipped apartment with a kitchen and bathroom, ideal for an owner-occupant, live/work setup, or supplemental rental income. With its prime Broadway location and flexible layout, this property presents a strong opportunity for both investors and end users.



Offering Summary

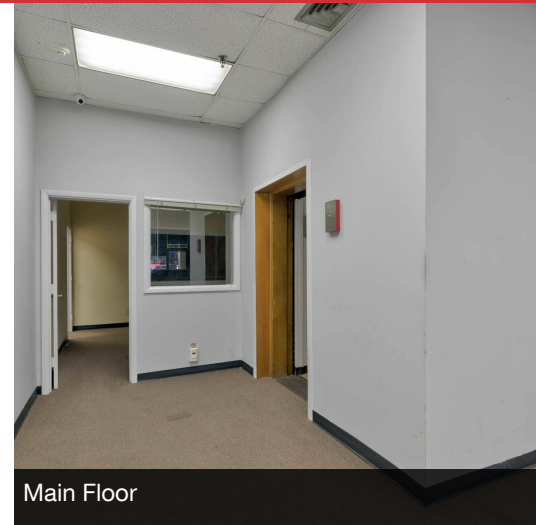
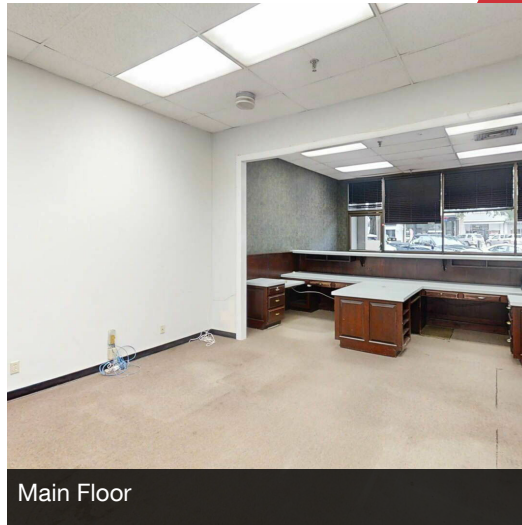
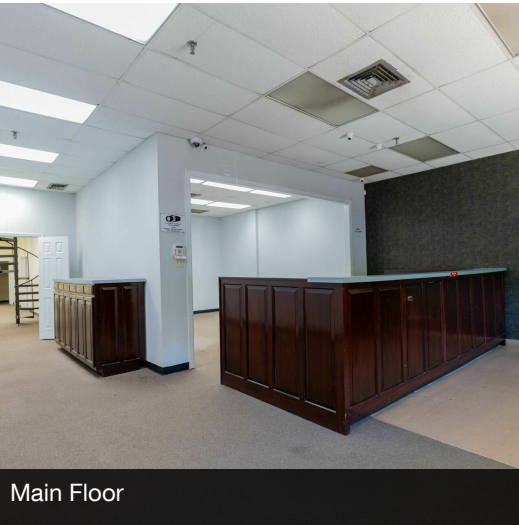
Sale Price:	\$1,700,000
Building Size:	6,240 SF
Lot Size:	0.09 Acres

For More Information

Amy D. Gill, MICP, MRP

O: 706 660 5418 x1009

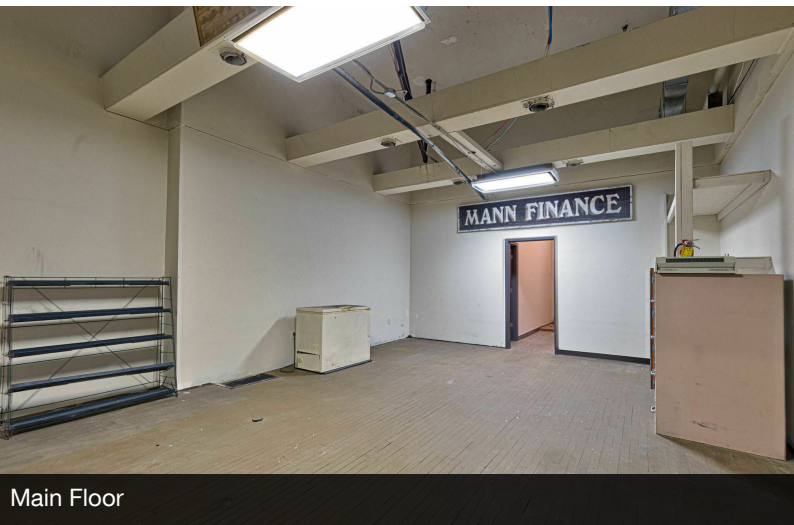
agill@g2cre.com | GA #381793



Main Floor

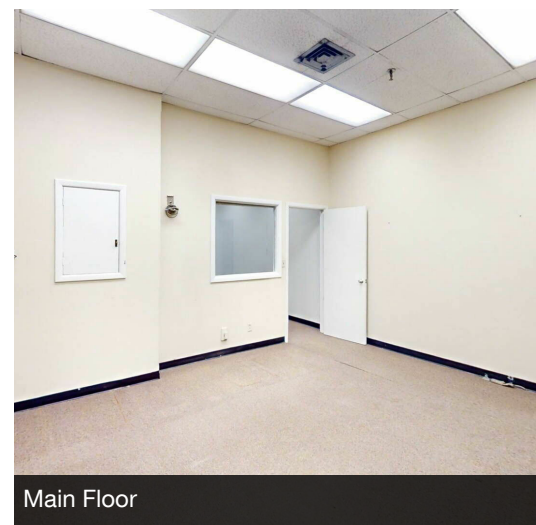
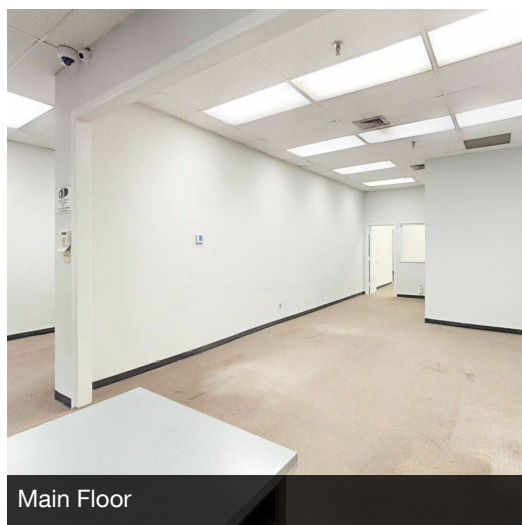
Main Floor

Main Floor



Main Floor

Main Floor



Main Floor

Main Floor

Main Floor



Basement



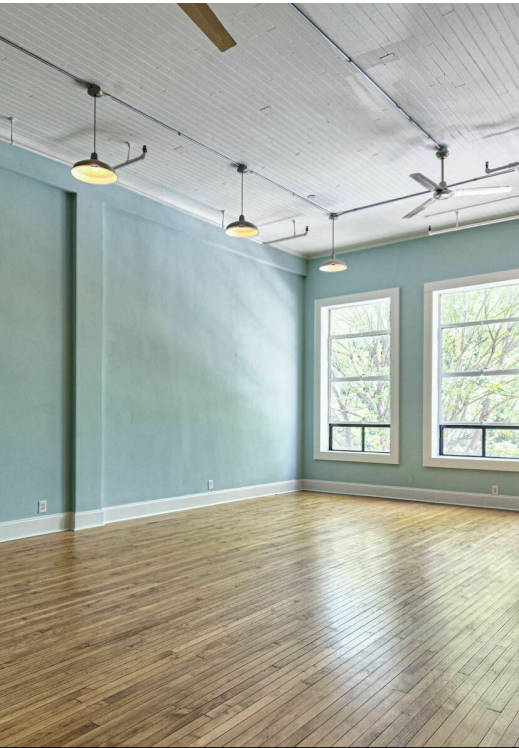
Basement



Basement



Basement



Top Floor Apartment



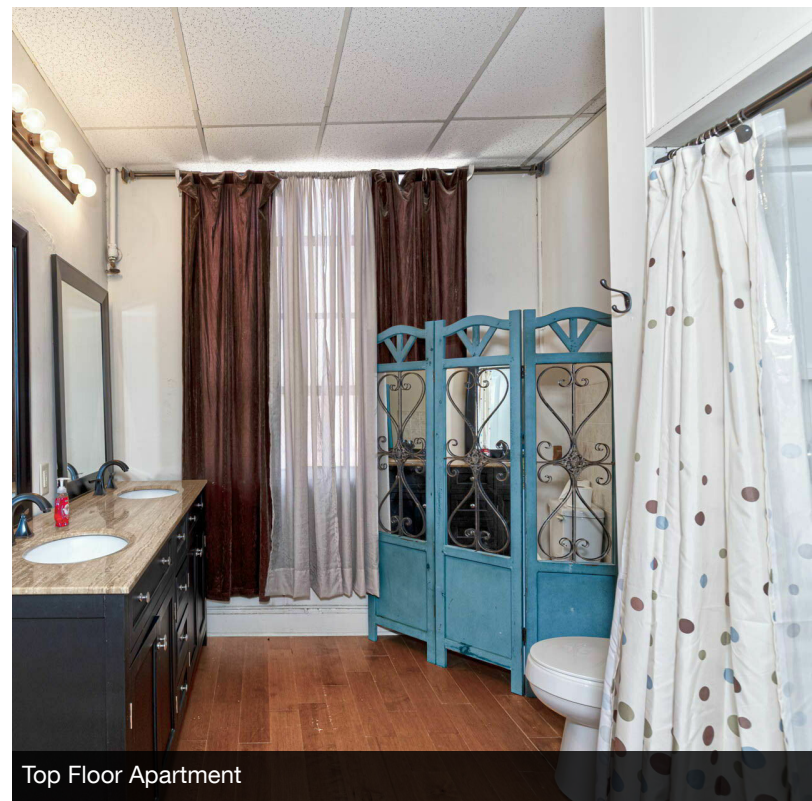
Top Floor Apartment



Top Floor Apartment



Top Floor Apartment

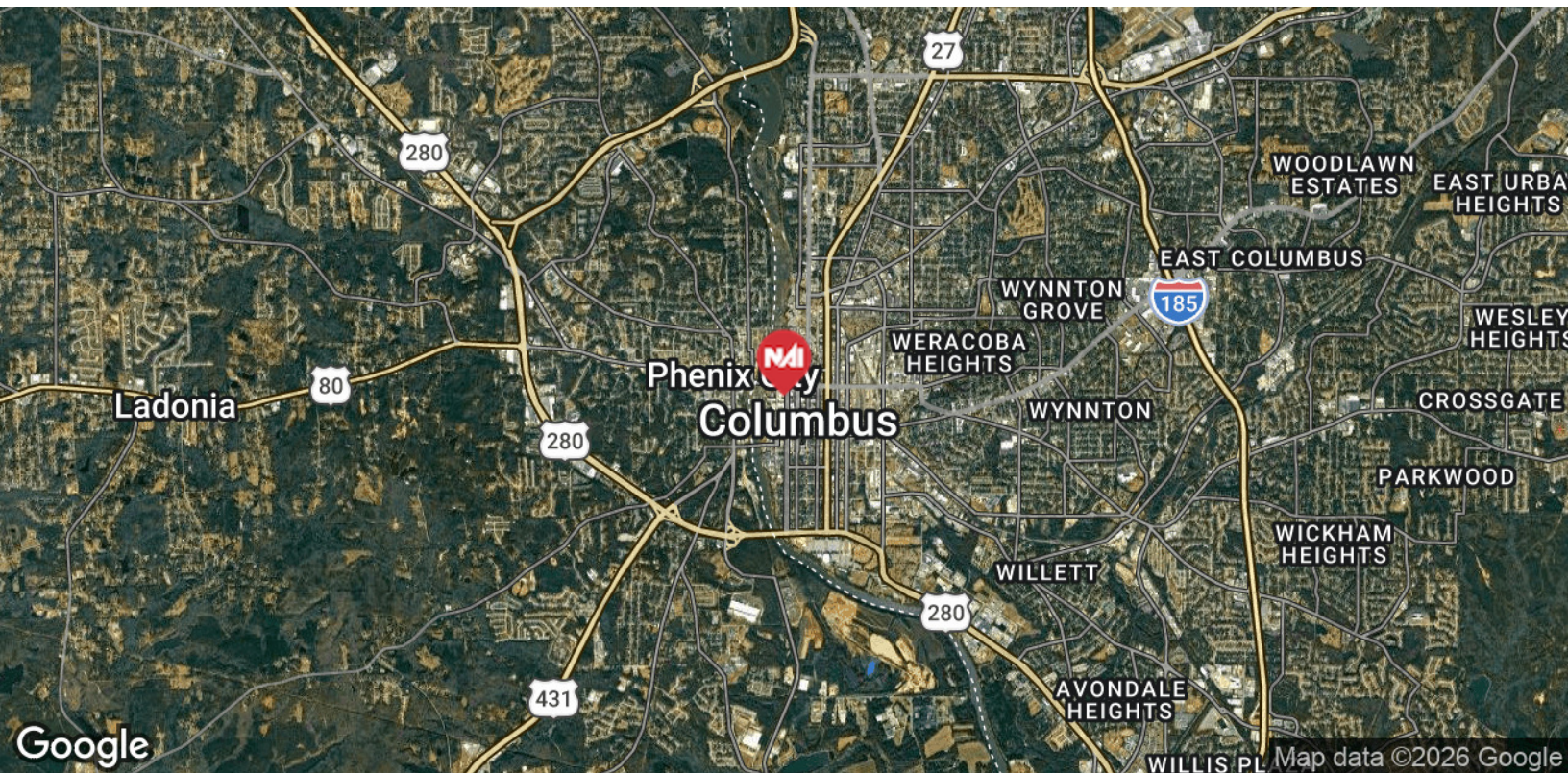
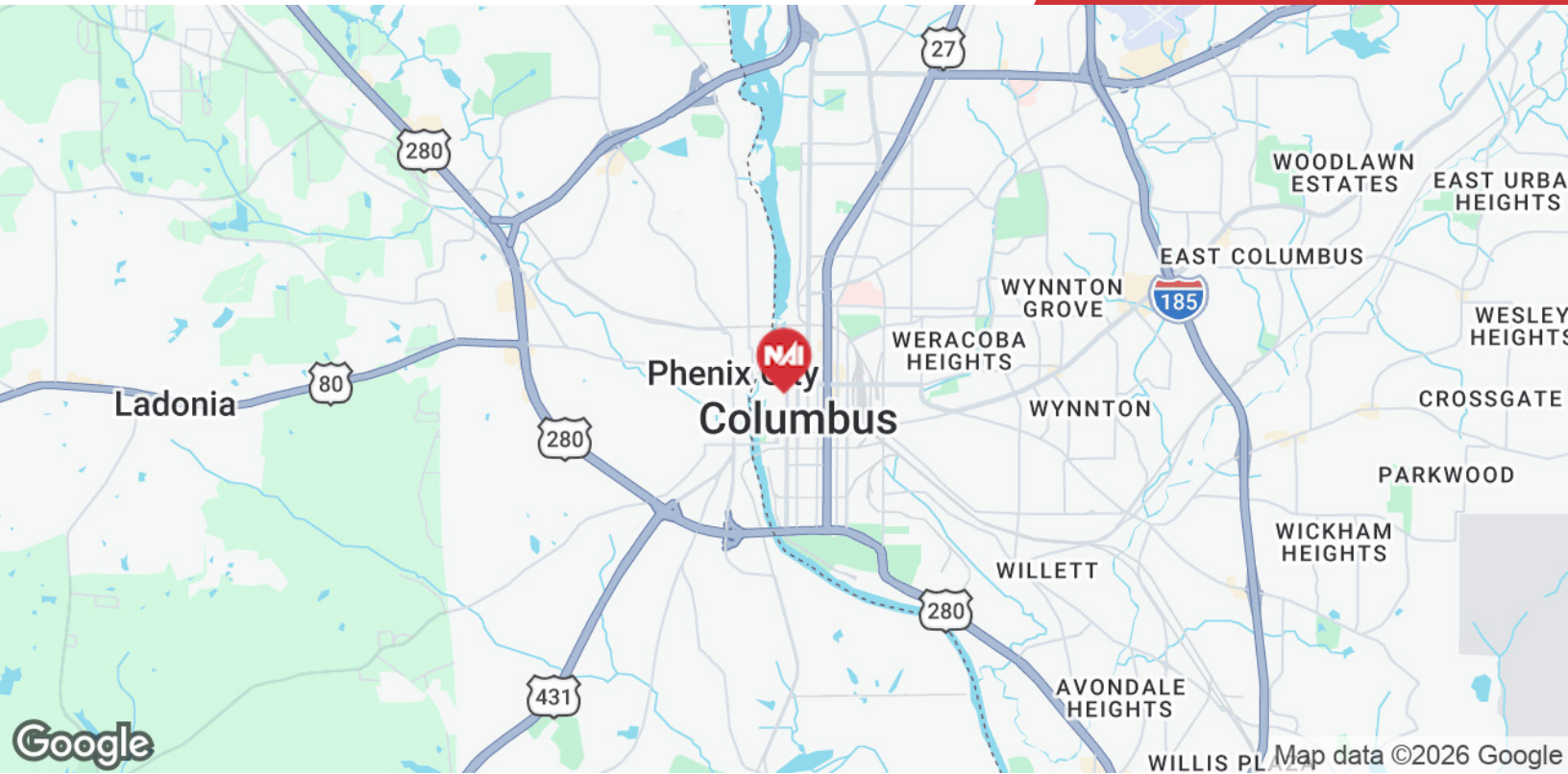


Top Floor Apartment



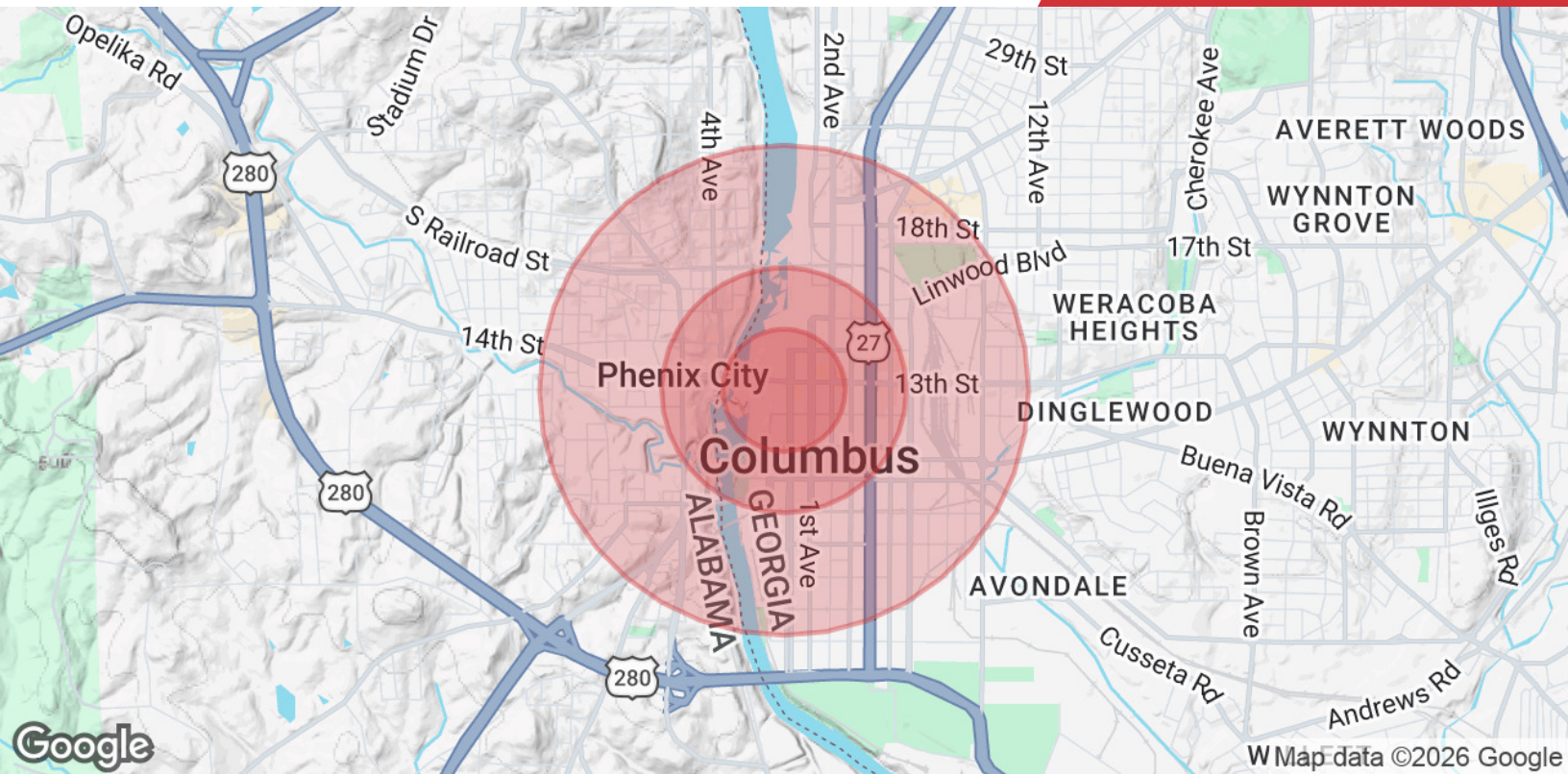
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Post Office Box 4529
 Columbus, GA 31904
 706 660 5418 tel
G2cre.com



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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	371	1,320	5,282
Average Age	28.0	26.0	34.0
Average Age (Male)	27.7	23.8	33.4
Average Age (Female)	26.6	31.6	38.2
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	205	659	2,490
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$63,881	\$46,602	\$44,199
Average House Value	\$408,387	\$247,763	\$130,673

2023 American Community Survey (ACS)