

FOR SALE



\$319,900

286 Belvidere Avenue, Columbus, OH 43223

Former Church Facility For Sale

- Redevelopment Opportunity located in the Hilltop Regional Area within Columbus.
- New Roof Installed.
- Sale Includes Vacant Lots Across the Street for a Total of \pm .9722 Acres.
- The Current Zoning for This Property is Columbus Residential R-3.



JAMES MANGAS

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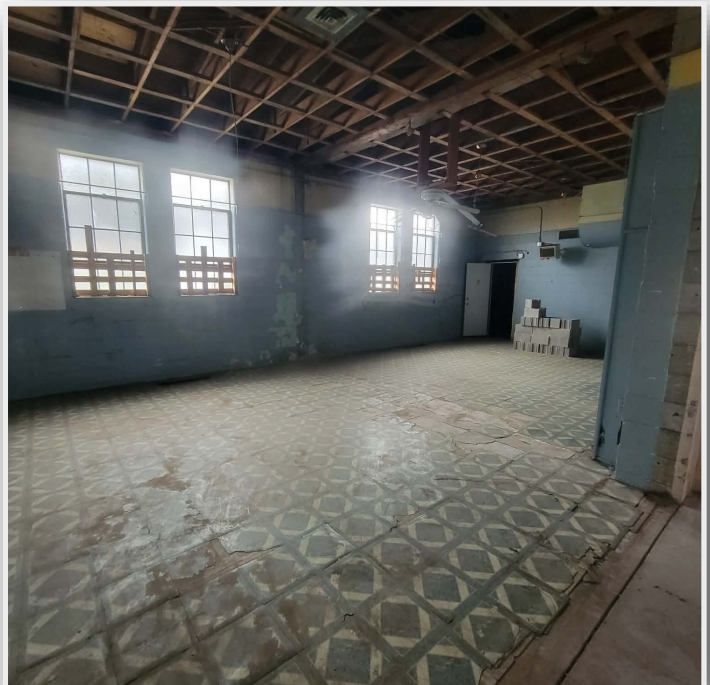
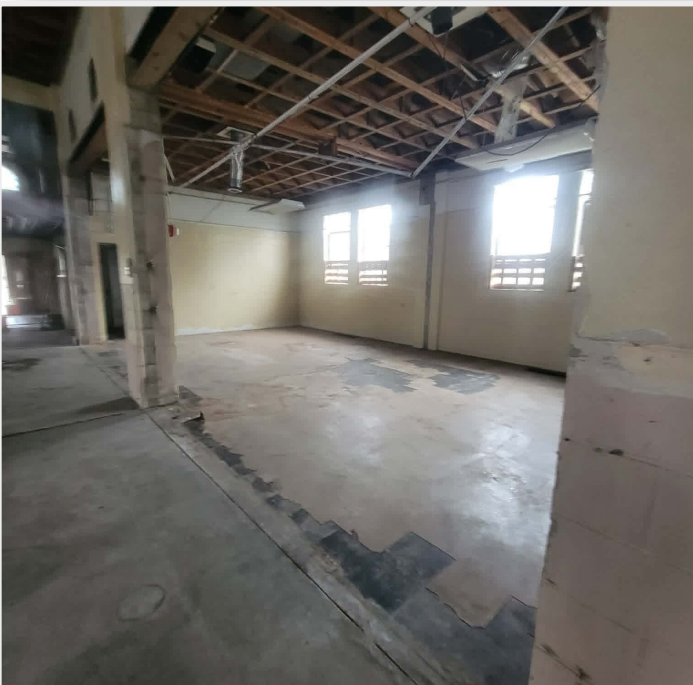
BEST CORPORATE REAL ESTATE

4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM

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*

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Property Information

LEGAL

Legal Property Description:	Former Church Facility For Sale
Price:	\$319,900
Parcel Number:	010-002677
Occupancy:	0%

LAND

Land Acreage:	± 0.9722 AC
Current Zoning:	Residential R-3
Jurisdiction:	Columbus

STRUCTURAL

Building Square Footage:	± 6,204 Square Feet
Unit Square Footage:	± 6,204 Square Feet
Floors Above Ground:	2
Year Built:	1930

ADDITIONAL INFO

Drive-in Doors:	0
Lot Specifics:	Sale Includes Lot Across Street
Parcel Benefits:	Close Proximity to Downtown Columbus
Water/Sewer System:	Columbus Central
Real Estate Taxes (2024):	\$14,030.92

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Parcel View



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Nearby Amenities



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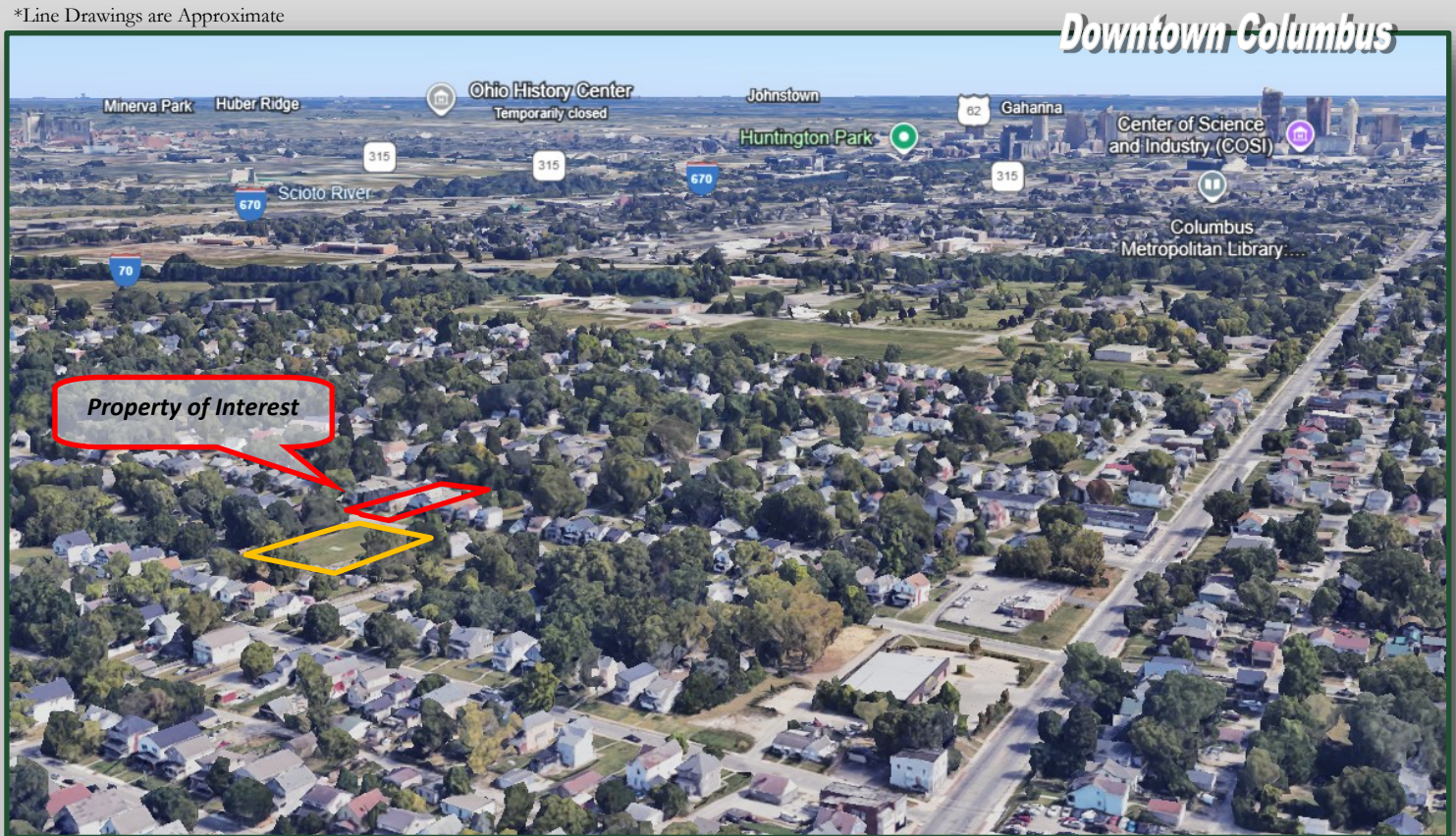


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TRAFFIC COUNTS AND AREA OVERVIEW

*Line Drawings are Approximate



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**CLOSE PROXIMITY TO
DOWNTOWN COLUMBUS**

**EASY ACCESS FROM BELVIDERE
AVENUE**

**CLOSE PROXIMITY TO MAJOR
HIGHWAYS**

**ADDITIONAL LOT AVAILABLE FOR
SALE**

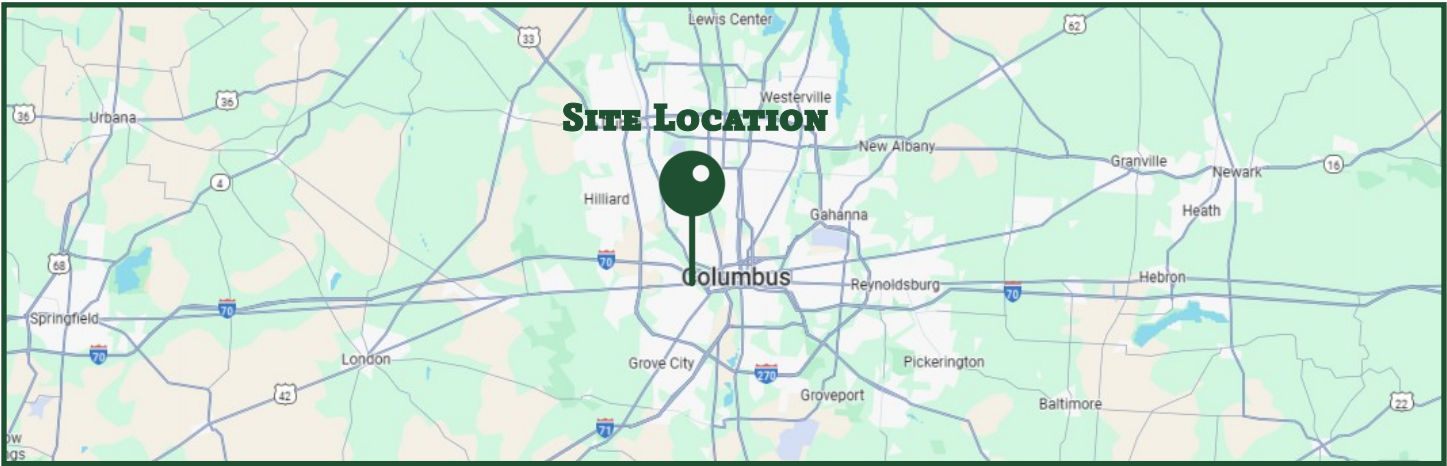
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TRAFFIC OVERVIEW

Street	Avg Daily Volume
Sullivant Avenue	15,935
W Broad Street	24,592
Lechner Avenue	2,350



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)		13,419	73,332	193,372
Households (2024)		6,524	38,616	93,015
Avg Household Income (2024)		\$33,360	\$44,330	\$49,851

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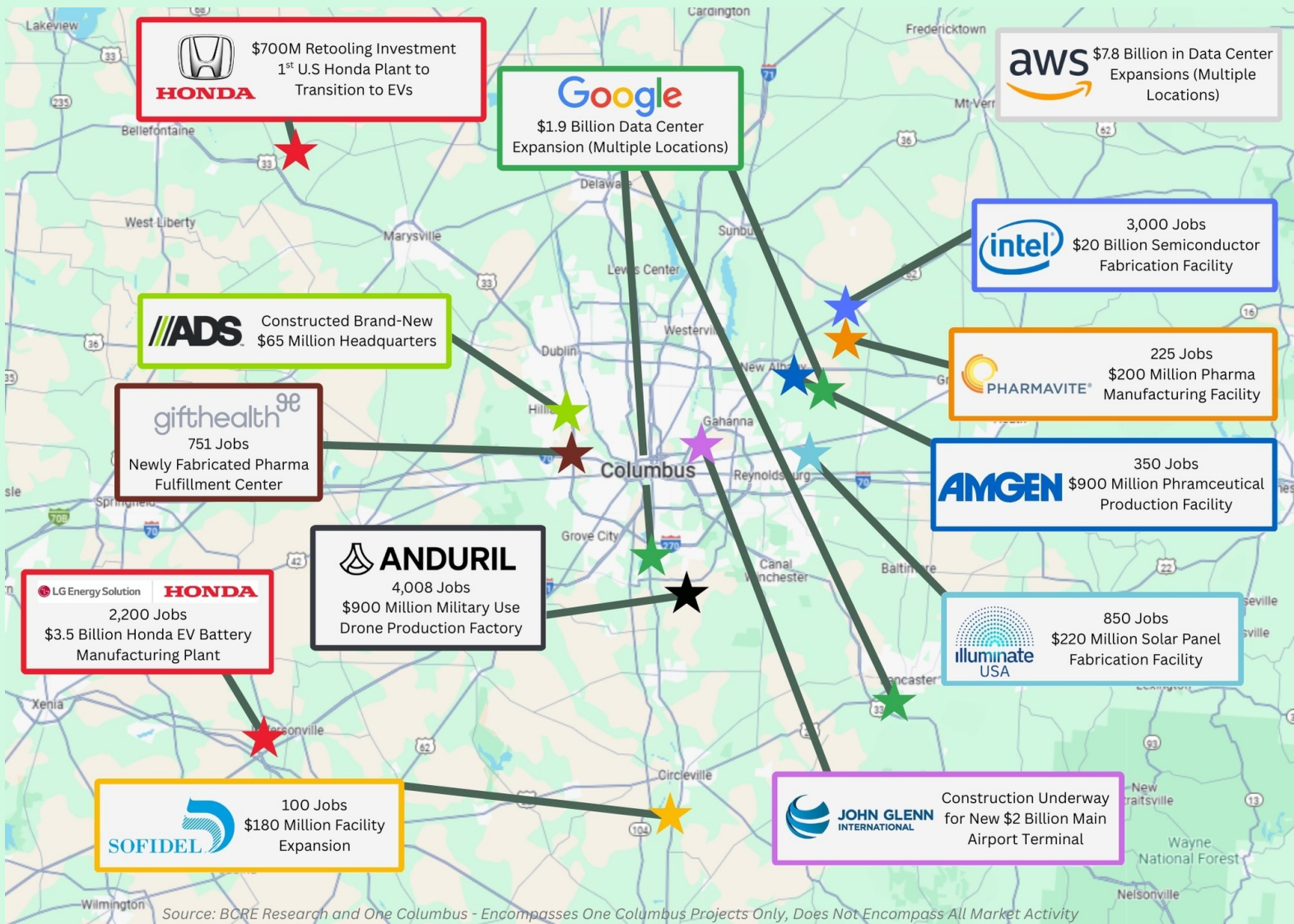
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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Disclaimer And Confidentiality Agreement - Continued -

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