

# 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 ± .9722 Acres.
- The Current Zoning for This Property is Columbus Residential R-3.



**JAMES MANGAS**

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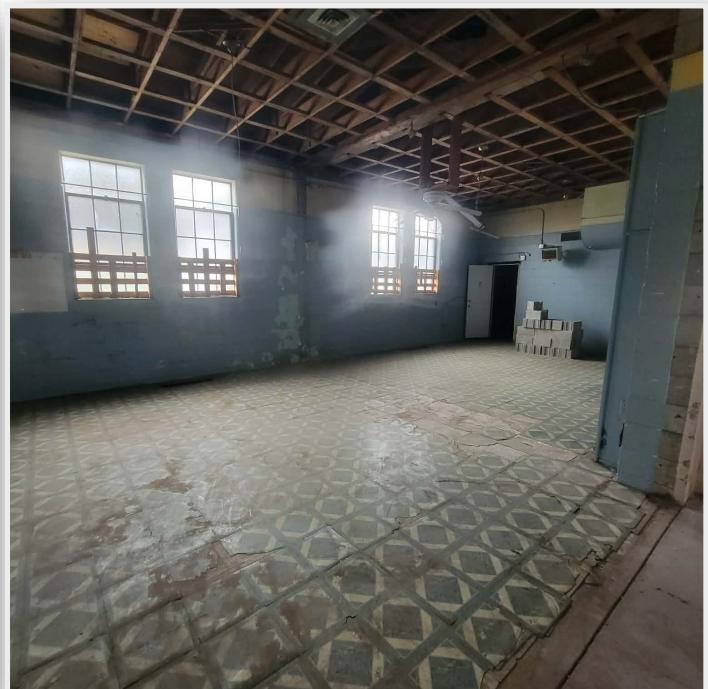


**BEST CORPORATE REAL ESTATE**  
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We have no reason to doubt its accuracy, but we do not guarantee it. \*Line Drawings are Approximate\*

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## Property Information

### LEGAL

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

### LAND

Land Acreage:	<b>± 0.9722 AC</b>
Current Zoning:	<b>Residential R-3</b>
Jurisdiction:	<b>Columbus</b>

### STRUCTURAL

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

### ADDITIONAL INFO

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

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## Parcel View



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## Nearby Amenities



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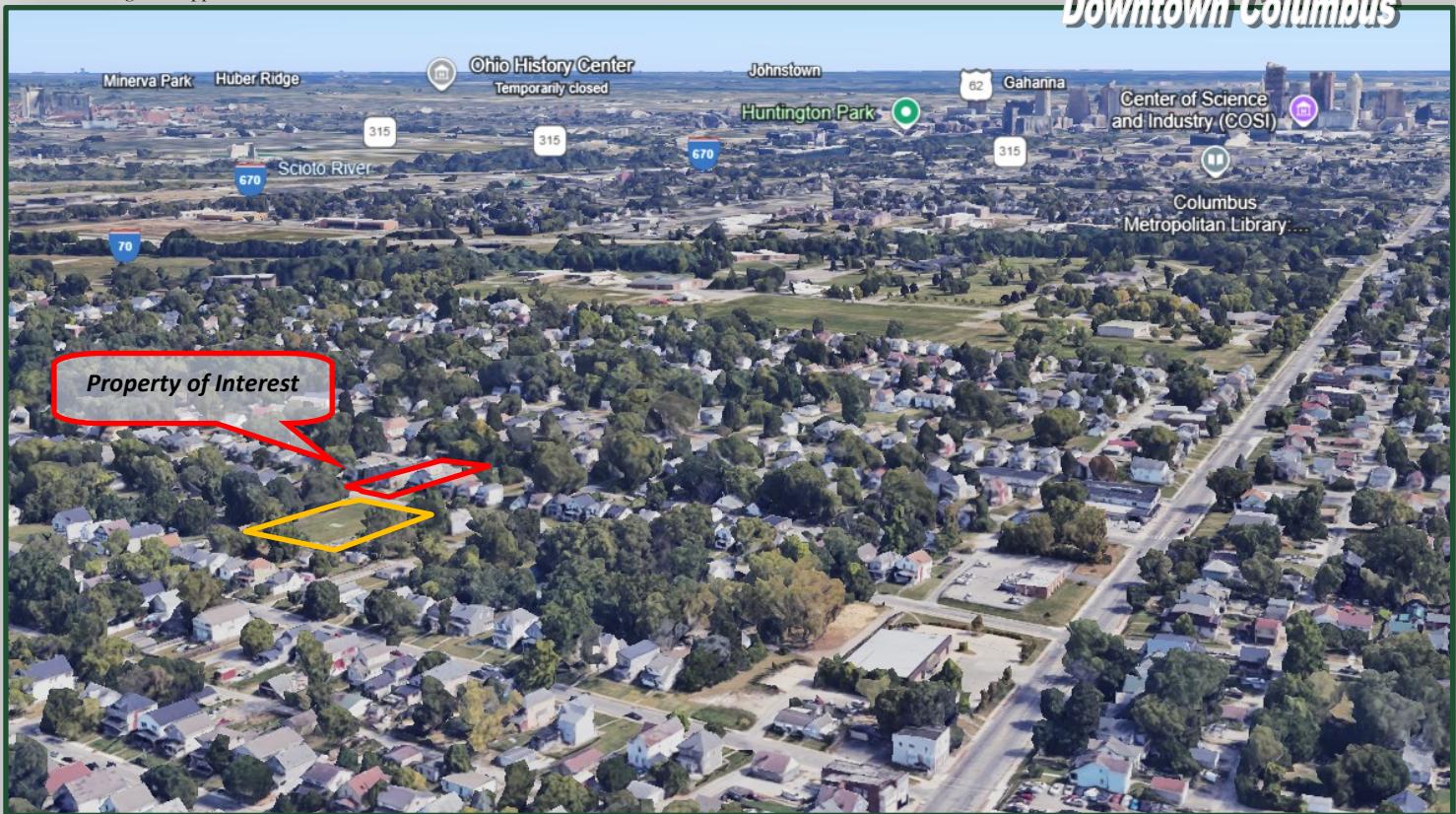
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# TRAFFIC COUNTS AND AREA OVERVIEW

\*Line Drawings are Approximate

## Downtown Columbus



## 286 Belvidere Avenue, Columbus, OH 43223

CLOSE PROXIMITY TO  
DOWNTOWN COLUMBUS

EASY ACCESS FROM BELVIDERE  
AVENUE

CLOSE PROXIMITY TO MAJOR  
HIGHWAYS

ADDITIONAL LOT AVAILABLE FOR  
SALE

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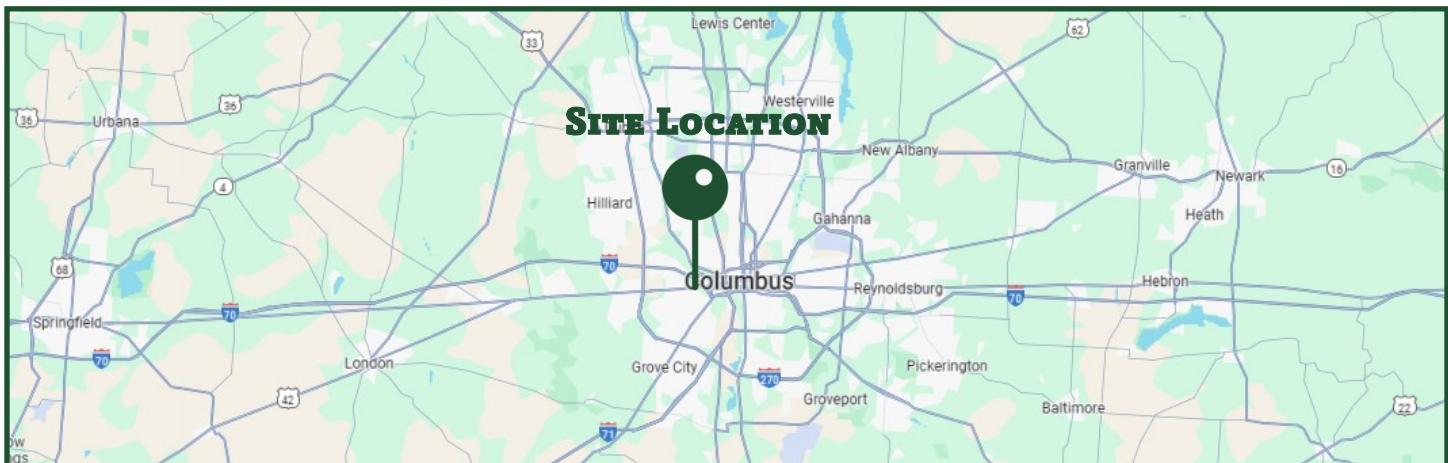
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## TRAFFIC OVERVIEW

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)	 <b>13,419</b>	<b>73,332</b>	<b>193,372</b>
Households (2024)	 <b>6,524</b>	<b>38,616</b>	<b>93,015</b>
Avg Household Income (2024)	 <b>\$33,360</b>	<b>\$44,330</b>	<b>\$49,851</b>

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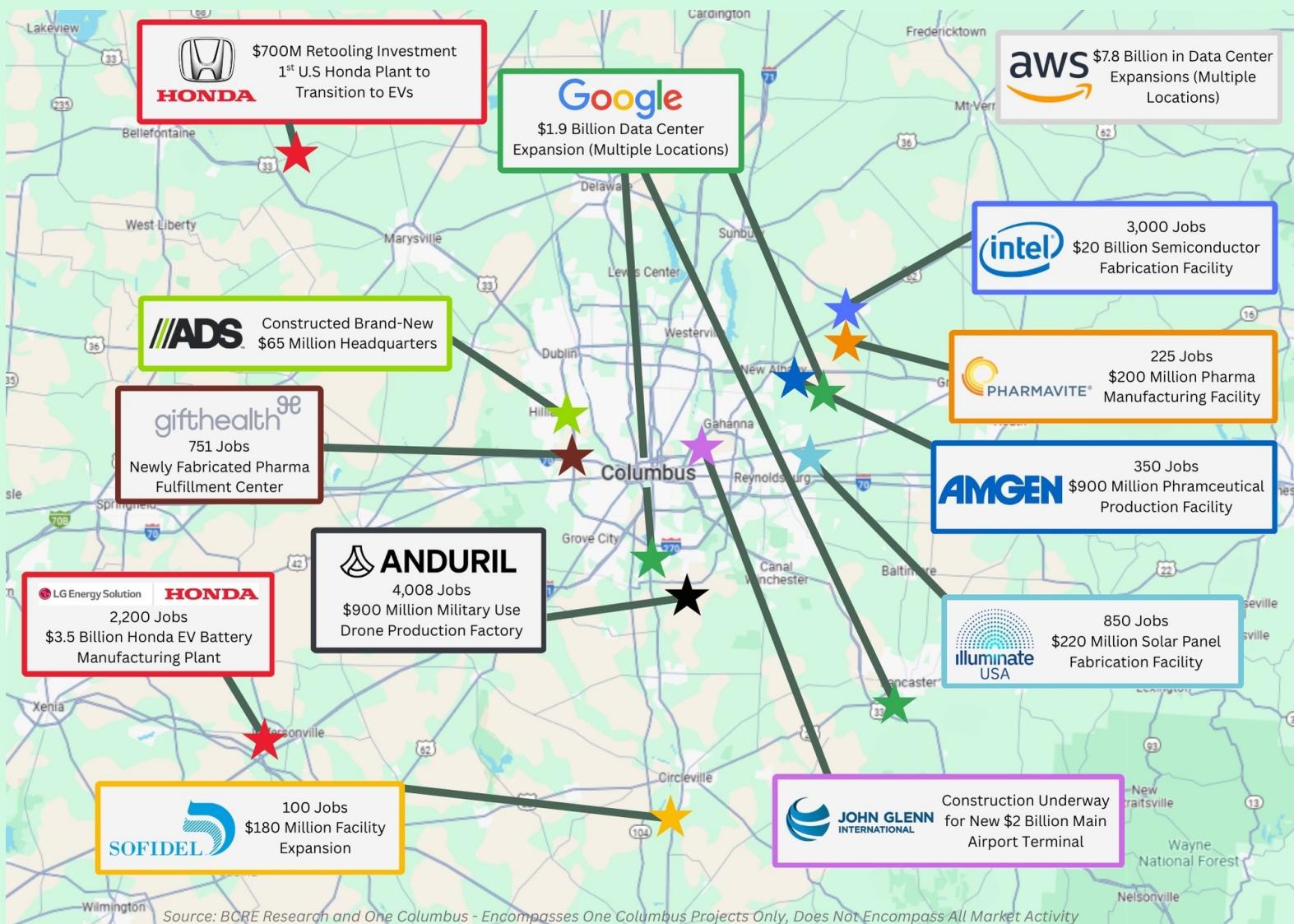


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# NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

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The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

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Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

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The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

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