

**\$4,200,000**

548 W STATE STREET, COLUMBUS, OH 43215



## **INVESTMENT OPPORTUNITY - 12-UNIT + COMMERCIAL IN EMERGING FRANKLINTON ART DISTRICT**

**Address:** 548 W State St., Columbus, OH 43215

**Property Type:** 12 residential one-bed/one-bath units + 1 ground-floor commercial space

**Building Size:** Approx. 10,176 sq ft

**Year Built:** 2019

**Occupancy:** 100%

**Asking Price:** \$4,200,000

**Utilities:** Tenant-paid

**Value-Add Opportunity:** Current rents are under market with upside in repositioning and lease-up; located in a high-growth, creative district.

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*The  
Columbus Agents*

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## **PROPERTY HIGHLIGHTS**

- Modern 2019 construction—reducing near-term cap-ex risk.
- Simple unit mix (12 one-bed/one-bath) offers ease of management.
- Fully occupied — immediate cash-flow for investor.
- Tenant-paid utilities further streamline operations.
- Prime location in Franklinton: just steps from galleries, breweries, coffee shops, coworking hubs, the Scioto River trail network and major downtown employment.
- Strong value-creation potential: With rents currently beneath neighborhood averages, there is opportunity to capture upside as the district continues to evolve.
- Robust neighborhood momentum: According to the city's community profile, Franklinton is projected to grow in housing units and is undergoing significant reinvestment.
- Average one-bed rents in Franklinton are approx. \$1,342/month (October 2025) with average overall rents ~\$1,453/month. RentCafe
- As a central location near downtown Columbus the building is well positioned to capture both workforce and lifestyle renters

## **WHY THIS INVESTMENT WORKS**

- Established occupancy and modern construction minimize downside risk.
- Value-add runway via repositioning rents, refining management, and leveraging neighborhood growth.
- Location in one of Columbus's fastest-changing and amenity-rich neighborhoods gives long-term upside for rental demand.
- Simplified structure (single asset, one unit type) enables efficient operations and scalability.
- At the asking price, you're buying into both current cash flow and future appreciation potential as rents align with the market and the neighborhood evolves.

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