

FOR SALE



\$3,950,000

Dorothy's Pond Condominiums, Columbus, Ohio 43110

Multi-Family Opportunity For Sale

- 27 Units and 4 Garages For Sale
- **25-Units:** 2-bed, 2-bath **2-Units:** 3-bed, 2-bath
- Four Different Floor Plans
- Condo Association in Place with a total of 48 Units for the complex
- Groveport Madison School District
- Please Do Not Disturb Tenants
- Community swimming pool and club house with gym



[Click Here For Video ▶](#)

Confidentiality Agreement Required

BEST CORPORATE REAL ESTATE
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Dorothy's Pond Condominiums, Columbus, Ohio 43110

Aerial Overviews

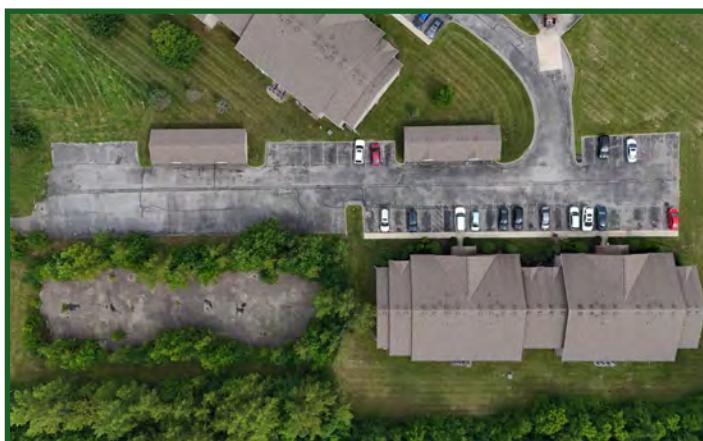


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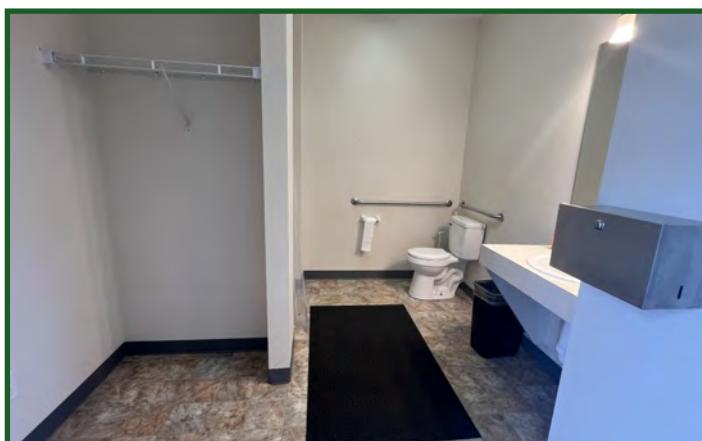


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Club House and Front Entrance

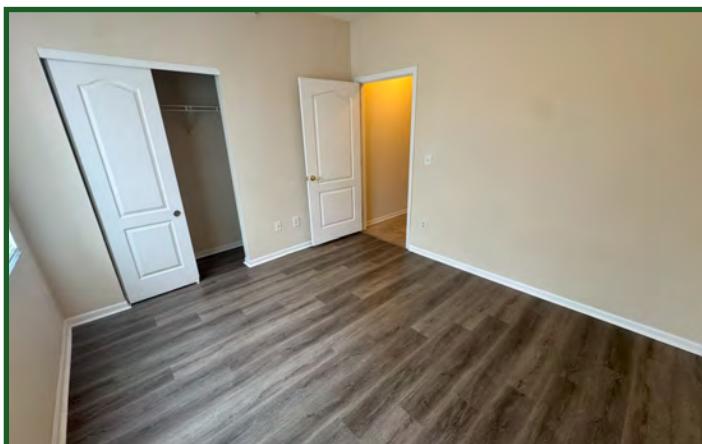


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2-Bedroom Interior



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LEGAL

Property Information

Legal Property Description:	27 Apartment Units and 4 Garages
Price:	\$3,950,000
Parcel Number:	Multiple Parcels
Occupancy:	92.60%

LAND

Land Acreage:	CND
Current Zoning:	Multi-Family
Jurisdiction:	Groveport-Madison

STRUCTURAL

Avg Unit Square Footage:	+/- 1,373 SF
Leasable Square Footage:	+/- 33,065 SF
Year Built:	2003
Units:	27

ADDITIONAL INFO

Association Responsibilities:	Lawn Maintenance, Snow Removal, Exterior Maintenance, Common Area Maintenance (Includes Club House)
Parcel Benefits:	Excellent Access to Gender Road
Associations:	Condo Association in Place
Water/Sewer System:	Canal-Winchester
Condo Dues (Monthly):	\$253/Unit

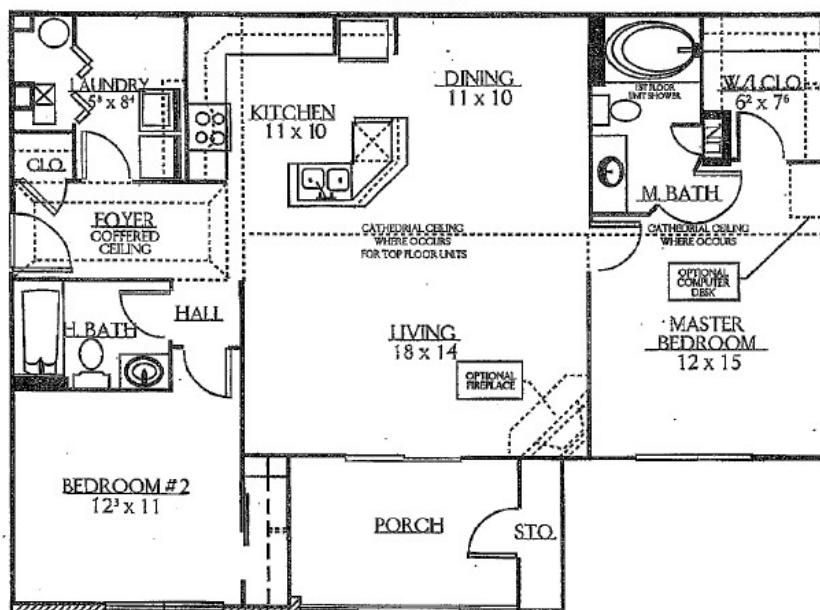
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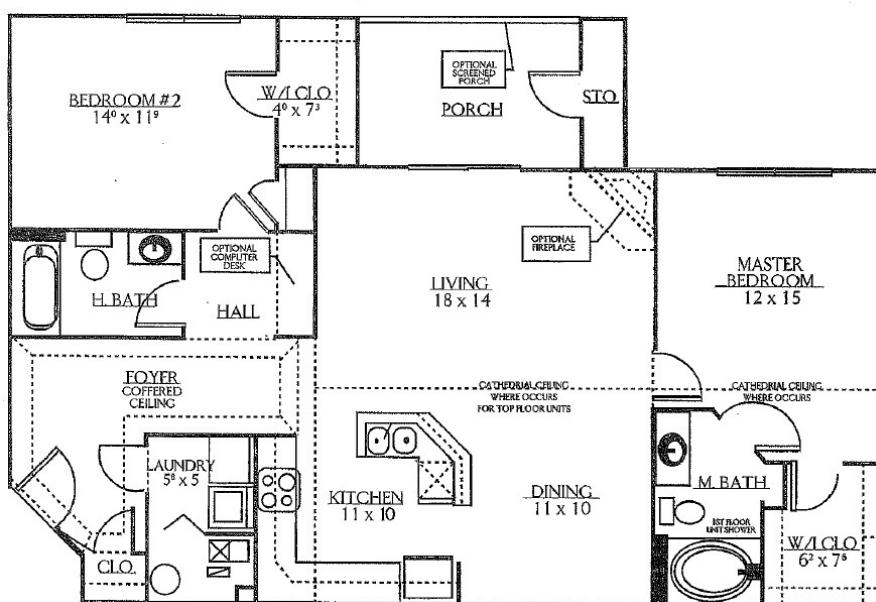
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2-Bedroom Unit Floor Plans

The Regal
2 Bedroom, 2 Bath
Front Unit



The Riviera
2 Bedroom, 2 Bath
Rear Unit



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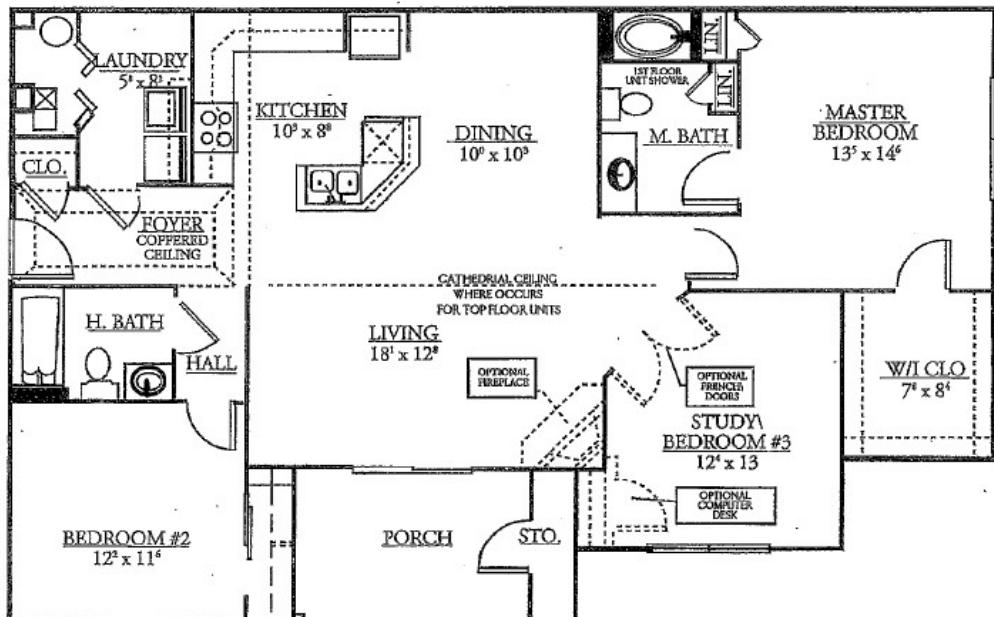


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3-Bedroom Unit Floor Plans

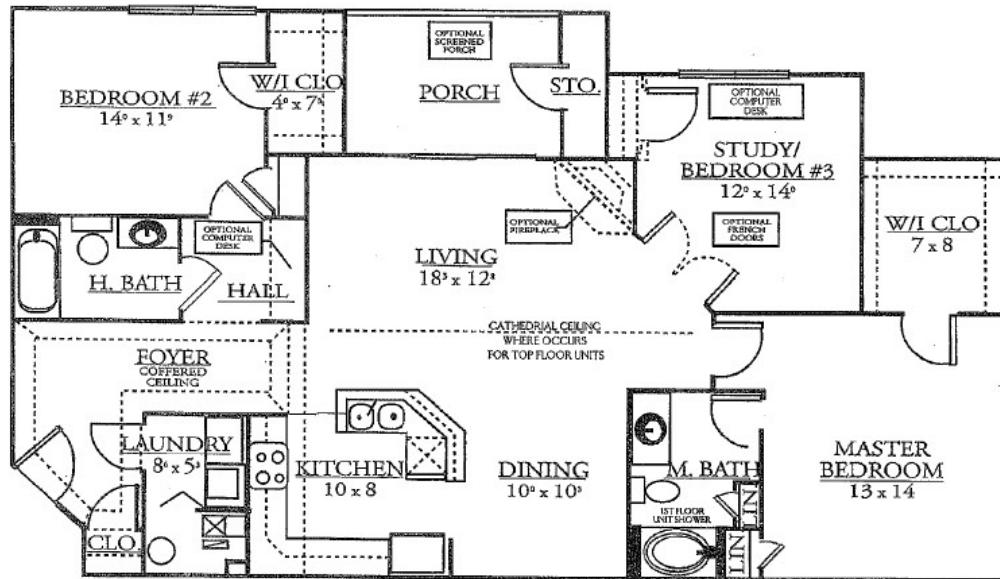
The Caeser

3 Bedroom, 2 Bath
Front Unit



The Venetian

3 Bedroom, 2 Bath
Rear Unit



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Aerial



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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

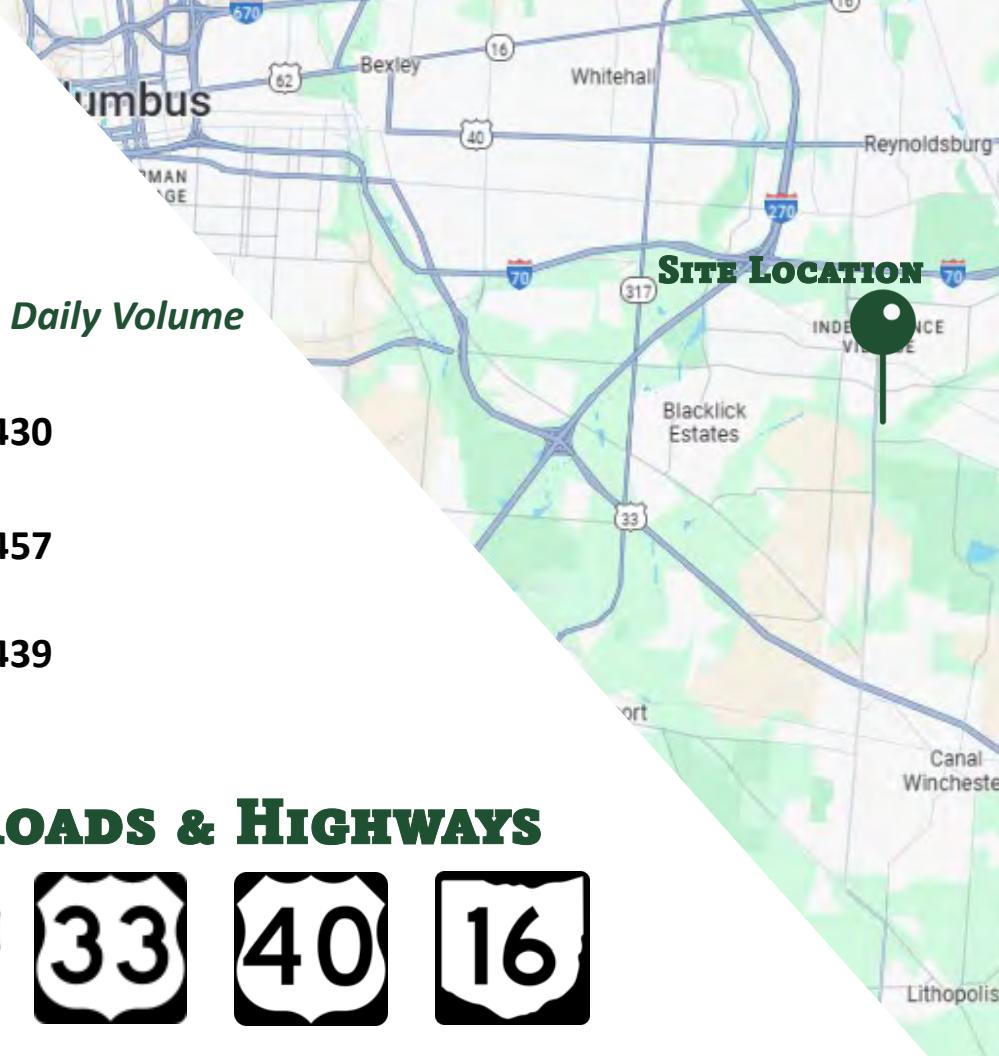
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TRAFFIC COUNT

Street *Avg Daily Volume*

Refugee-Gender Road	21,430
Gender-Upper Ridge Rd	22,457
Refugee-Sterling Brdg	21,439

SITE LOCATION



NEARBY MAJOR ROADS & HIGHWAYS



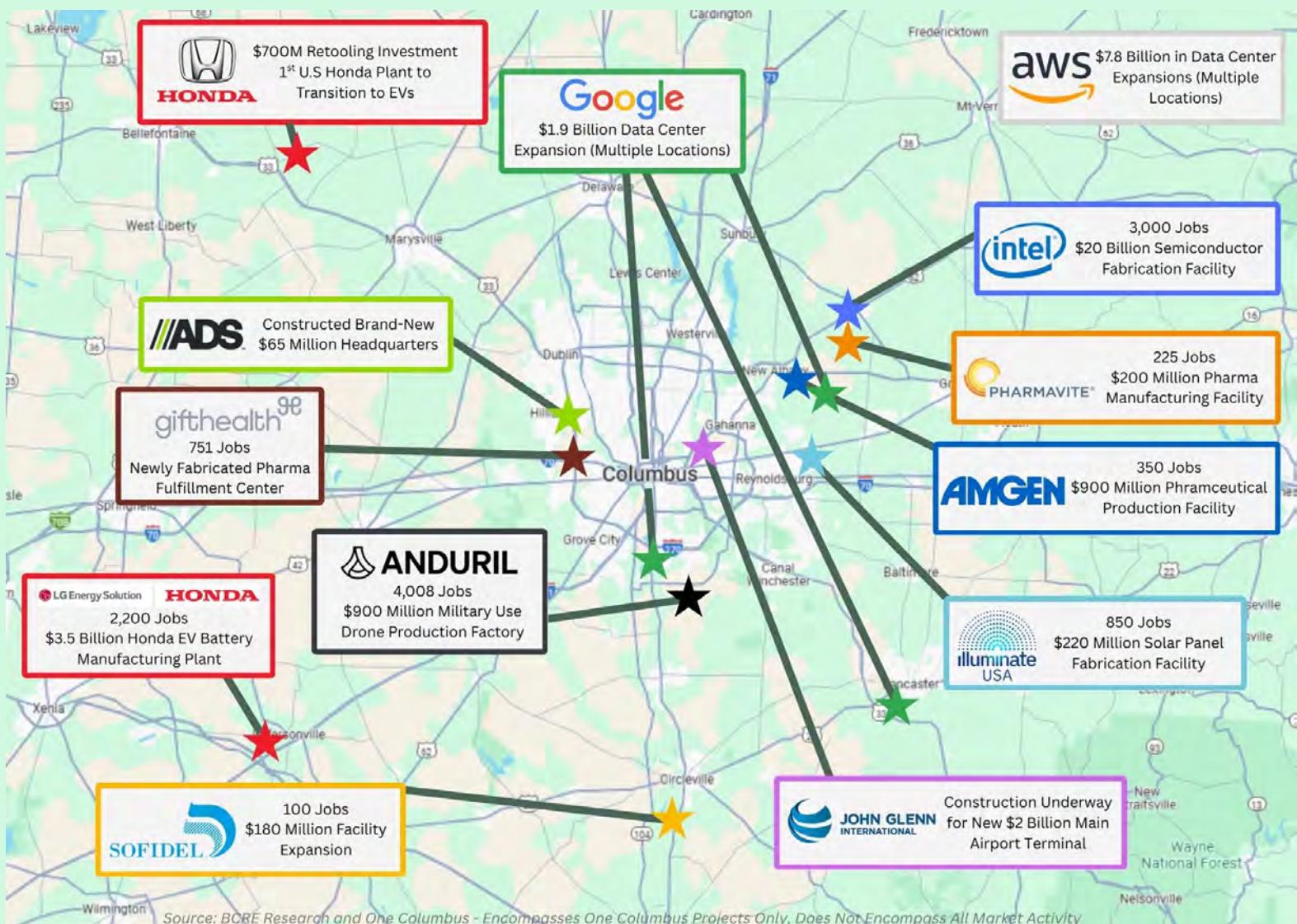
DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES	
Population (2020)		6,982	57,399	141,279
Households (2020)		9,559	30,238	70,639
Avg Household Income (2020)		\$57,678	\$57,128	\$60,331

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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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THE CITY OF **COLUMBUS**

Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46% of the United State's population. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960

Residents (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a Business

#5

City for Entrepreneurs and Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM www.columbusregion.com and The One Columbus Organization

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