


Customer Full		Multi-Family-Midrise	
	Status: Active List Number: 225038716		List Price: \$2,475,000 Original List Price: \$2,475,000 VT: Zoning:
	Parcel #: 130-003416 Tax District: 130		
	Use Code:		
	For Sale: Yes Occupancy Rate: 96 Gross Income: 0 Total Op Expenses: 0 Net Operating Income: 0		Exchange: No Mortgage Balance: Assoc/Condo Fee: Lot Size (Front): Acreage: 0.24
	Tax Abatement: No	Abatement End Date:	Tax Incentive:
Taxes (Yrly): 21,887		Tax Year: 2024	School District: COLUMBUS CSD 2503 FRA CO.
Assessment: NONE KNOWN			

General Information

Short Address: 3685 Cleveland Avenue Between Street (1): Melrose Between Street (2): Lamont Dist To Intersxn:	City (Mailing Addr): Columbus County: Franklin Mult Parcels/Sch Dis: No Complex:	Unit/Suite #: Corp LimitPerAuditor: None Township: Clinton Near Interchange: Zip Code: 43224
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Unit Information

# of Units	Efficiency	1 Bed	2 Bed	3 Bed	Other
Mo.Rent/Unit	21	12			
# Units: 33	# of Buildings: 1	Total Parking: 48	# of Elevators:	Addl Acceptance Cond: None Known	
Building Sqft: 18,660	Year Built: 1962	Before 1978: Yes	Year Remodeled: 2025		

Features

Air Conditioning: Alternate Uses: Auction Info: Auction/Online Bidding Y/N: No Construction: Brick Efficiency: Efficiency # of Units: 21 Heat Fuel: Electric; Gas Heating: Miscellaneous: MLS Primary PhotoSrc: Realtor Provided	New Financing: Conventional Owner Pays: Sewer; Water Other: Parking Features: 2 Off Street Pre-2012: Printing Services: Sale Info: Services Available: Electricity Available; Natural Gas Available; Sewer Available; Storm Sewer; Water Available Sewer: Tenant Pays: Electricity; Gas
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Property Description

(See CR Full 2-Page Report for full text) • 33 Units Total o 12 One-Bedroom Units (~600 sq ft) o 21 Studio/Efficiency Units (~500 sq ft) • On-Site Laundry & Utility Room • Ample Off-Street Parking • Well-Lit Common Areas • Garden-Style Layout with Interior Entrances * Solid Brick Constuction ☒ Stable Cash Flow Potential ☒ Strong Rental Demand in Columbus ☒ Value-Add Opportunity ☒ Updated Major Systems ☒ Great Unit Mix for Urban Renters
Converted to condos to reduce taxes! Schedule a Private Tour or Request a Full Offering Memorandum Today!

Sold Info

Sold Date:	DOM: 1	SP:
	Conccssns:	Sold Non-MLS: No
	Concession Comments:	SlrAst:

Sold Non-MLS: No

October 11, 2025

Prepared by: John J Harrison

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