

PRICE REDUCED



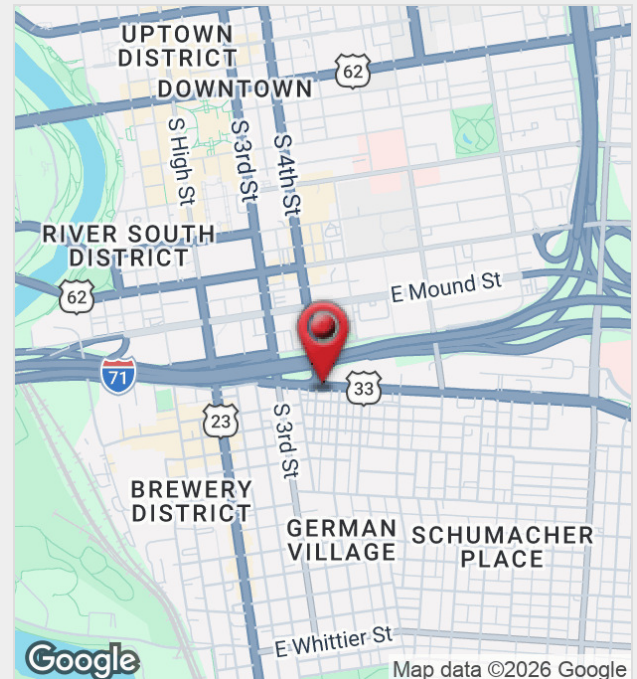
169 E Livingston Ave

169 E Livingston Ave, Columbus, Ohio 43215

Property Features

- ±2,784 SF Freestanding Office Condo in German Village
- 3 Floors Containing Private Offices, Common Areas, Break Room, 2 Restrooms and Conference Room
- Recent Updates Include: HVAC, New Windows in Front, and New Front Door
- Flexible Configuration: Entire Building Use or Multi-Tenant
- 4 Dedicated Parking Spaces
- Part of German Village Professional Center Condos
- Condo Fee: \$100/Month Covers Landscaping, Snow Removal, Lot Paving, Exterior Lighting
- Water Bill Split with Neighboring Property (Shared Meter)
- Single Office on Upper Level Leased to Month-to-Month Tenant Paying \$550 Monthly
- 2 Blocks from Franklin County Municipal Court House

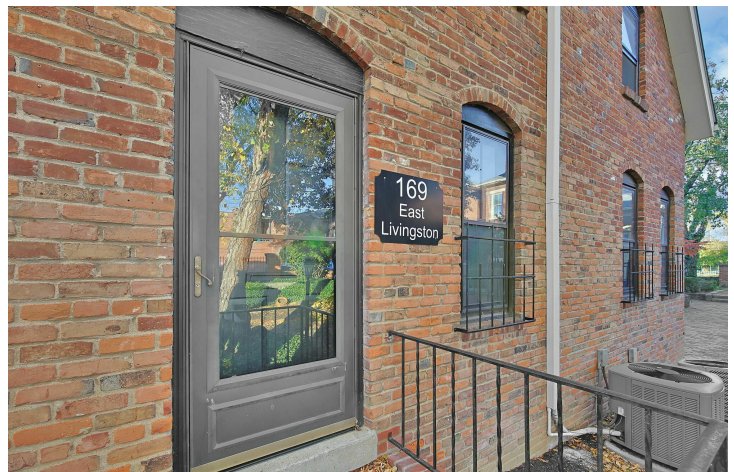
Sale Price: \$549,000

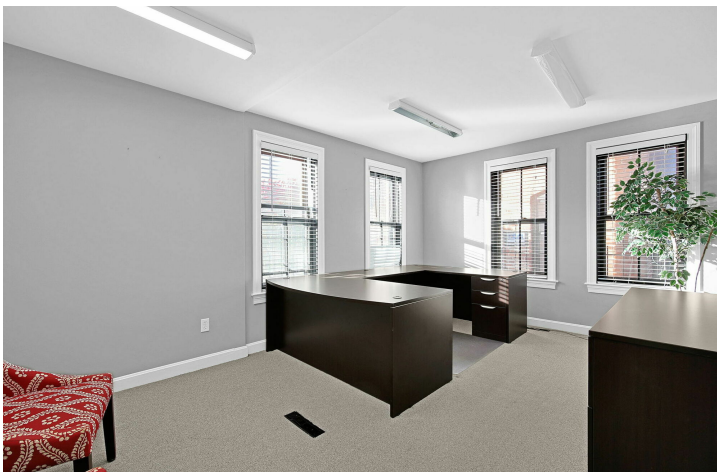
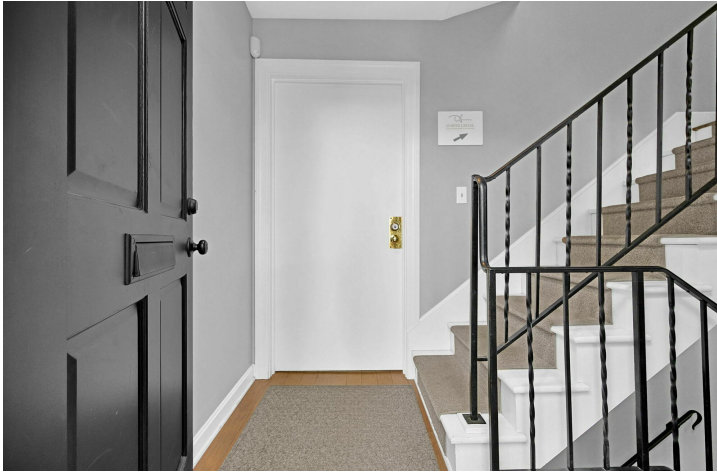


For more information:

Peter Merkle

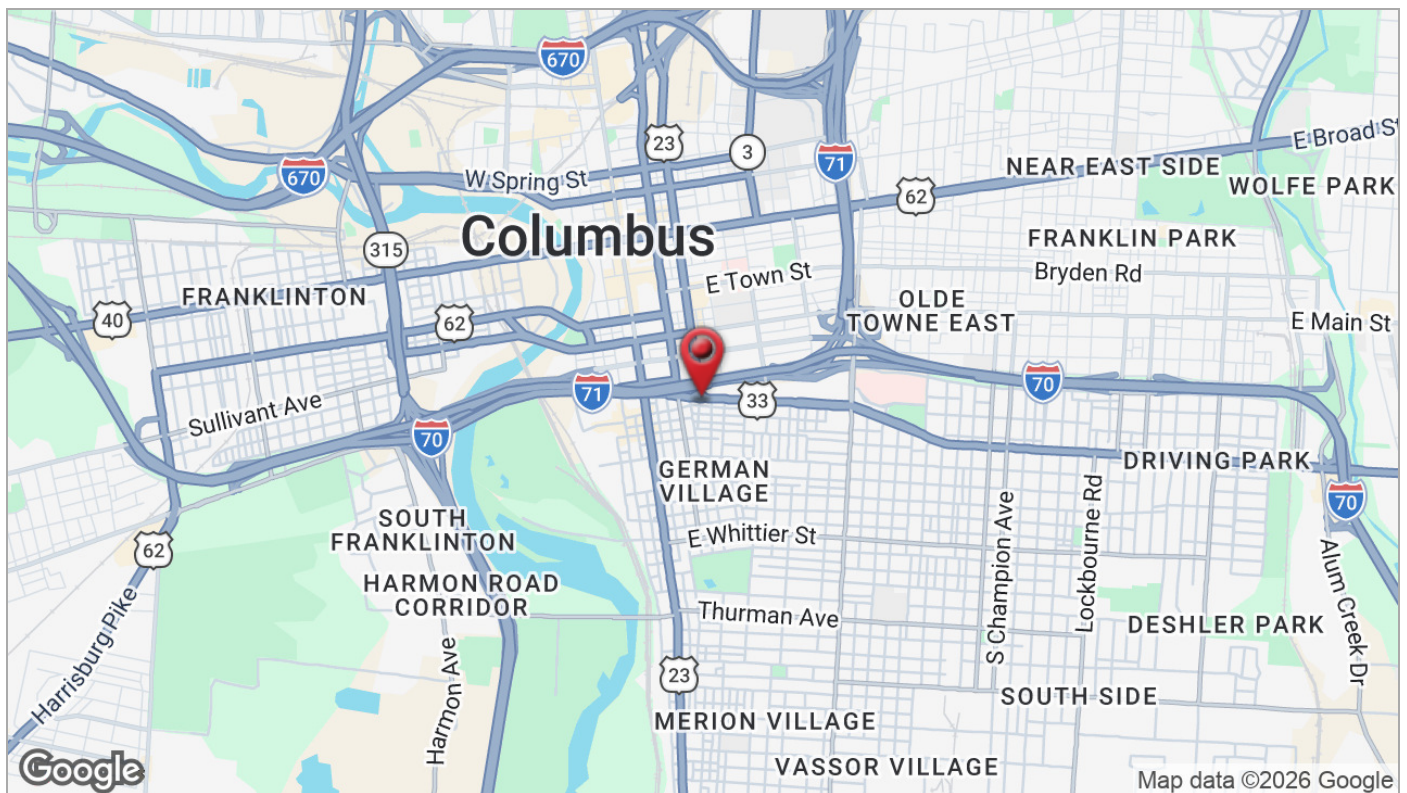
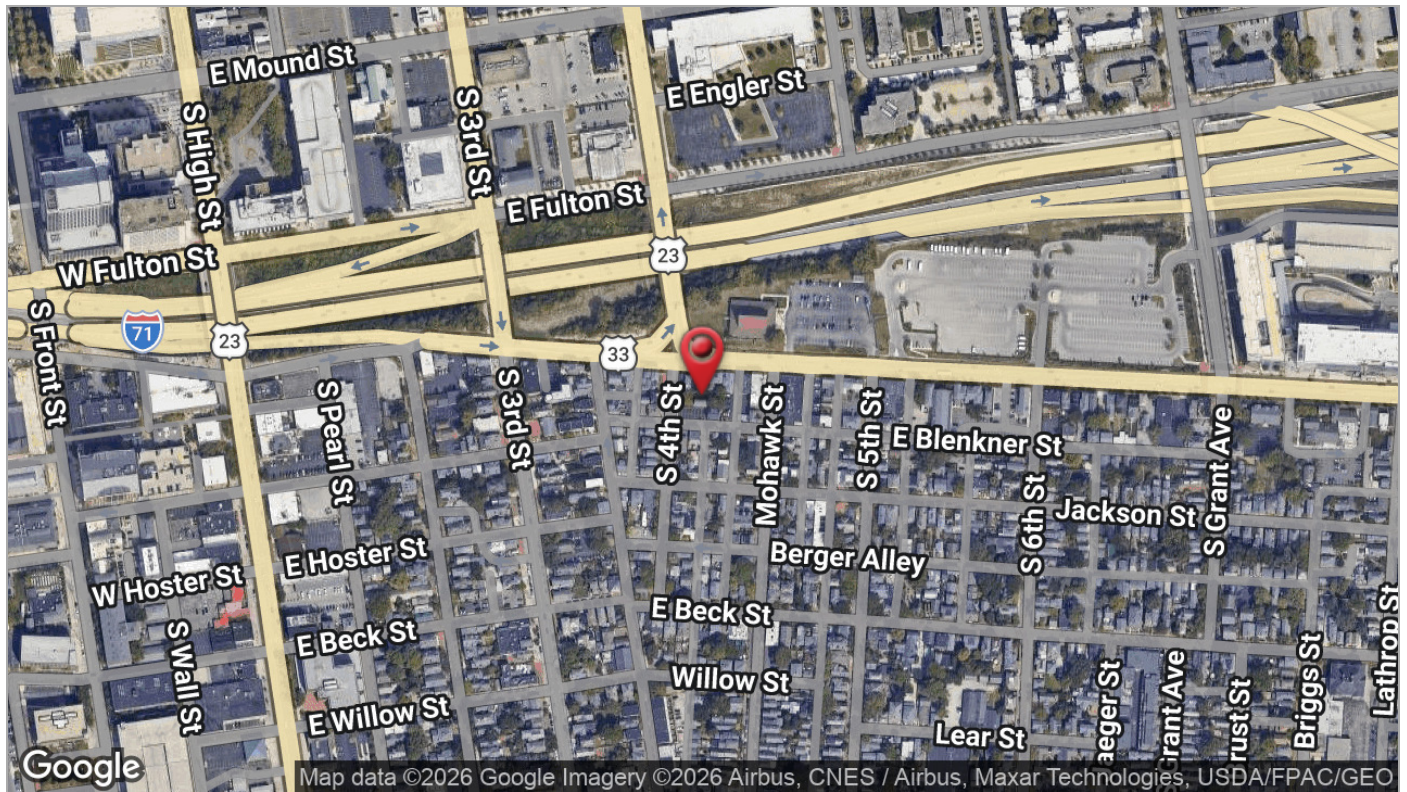
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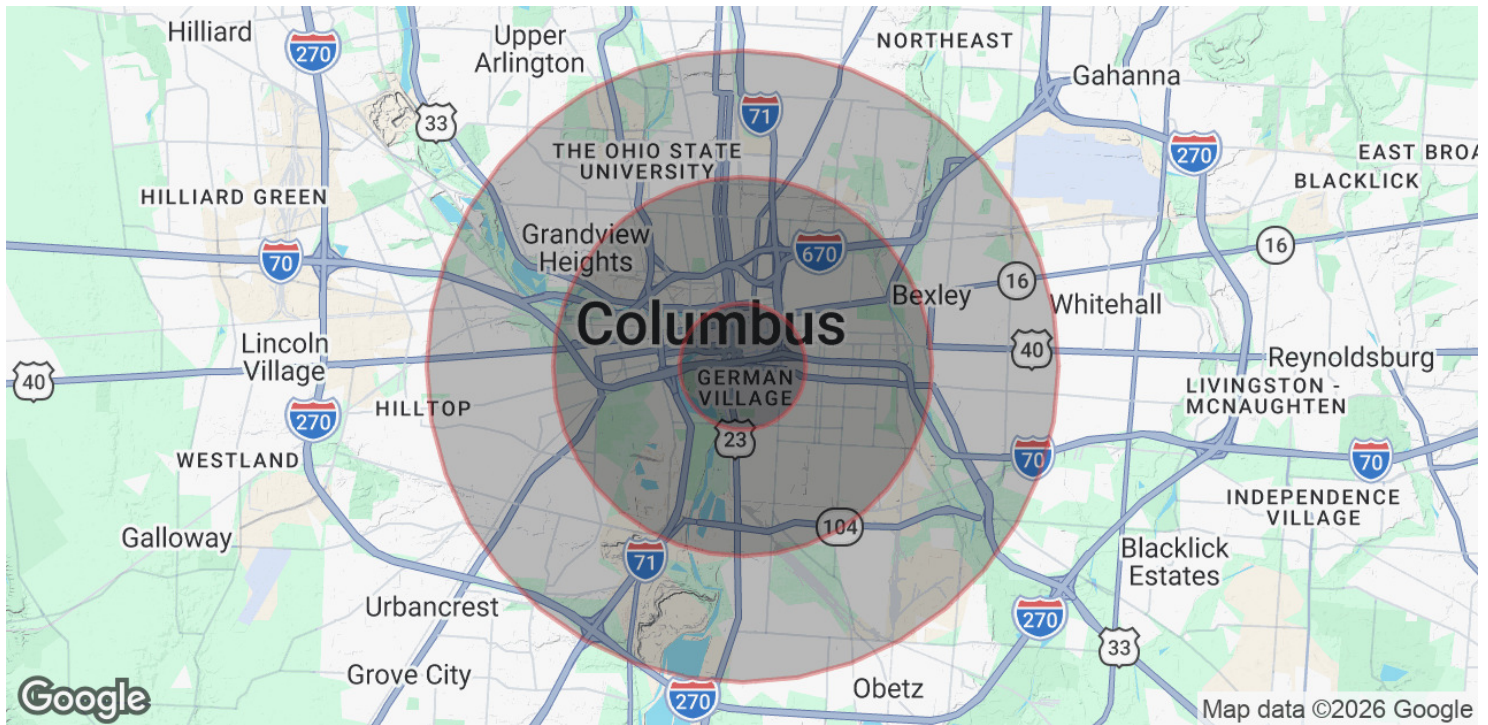












POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,781	126,329	332,632
Average Age	39	36	36
Average Age (Male)	40	36	35
Average Age (Female)	39	36	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	11,302	61,746	141,343
# of Persons per HH	1.7	2	2.4
Average HH Income	\$101,872	\$80,469	\$77,513
Average House Value	\$618,610	\$390,676	\$302,809

2020 American Community Survey (ACS)