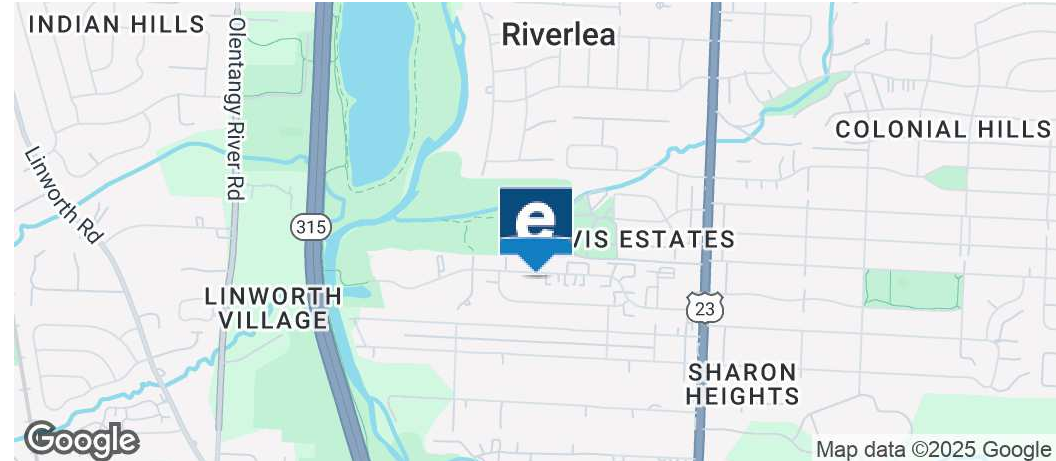
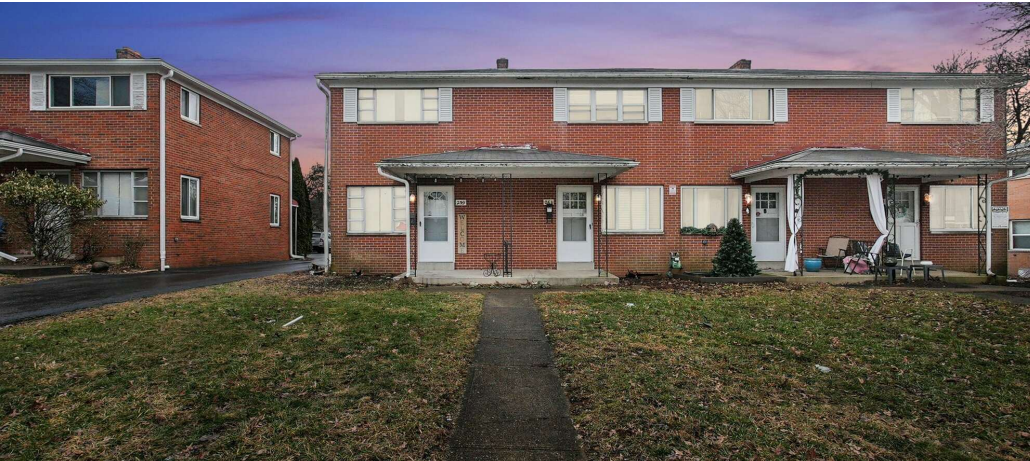


Multifamily Property For Sale

Broadmeadows Blvd 4 Unit

259-265 Broad Meadows Boulevard, Columbus, OH 43214



OFFERING SUMMARY

Sale Price:	\$510,000
Number Of Units:	4
Cap Rate:	7.23%
NOI:	\$36,867
Available SF:	
Lot Size:	0.27 Acres
Year Built:	1961
Building Size:	3,240 SF
Renovated:	2025
Zoning:	Commercial
Market:	Columbus
Submarket:	Northeast Columbus
Price / SF:	\$157.41

PROPERTY OVERVIEW

Incredible 4 unit building located in between Clintonville and Worthington. This property offers 4 townhome style units that are each 2bed/1bath and a full basement. Tenants pay their own utilities and reimburse the LL for water. Rent rolls are available upon request.

presented by:

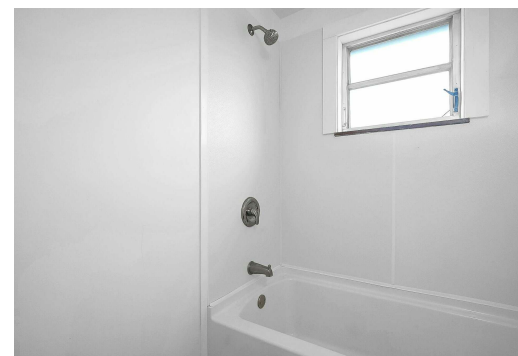
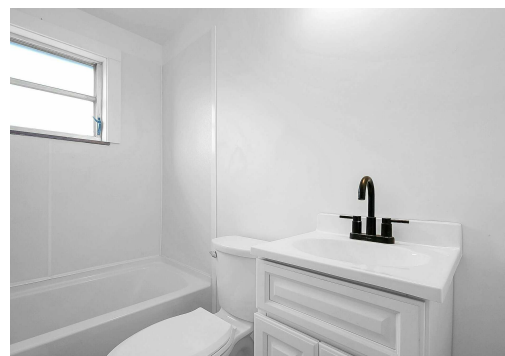
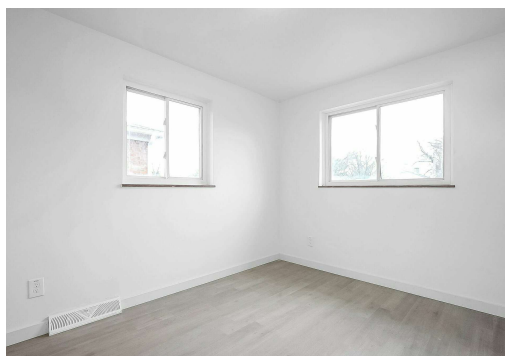
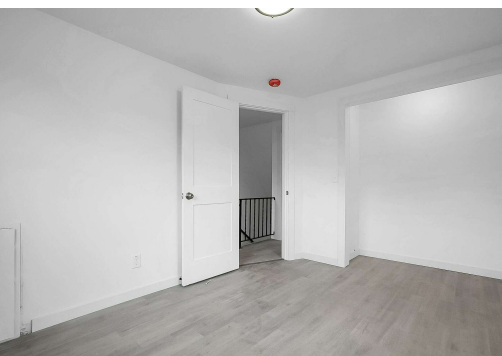
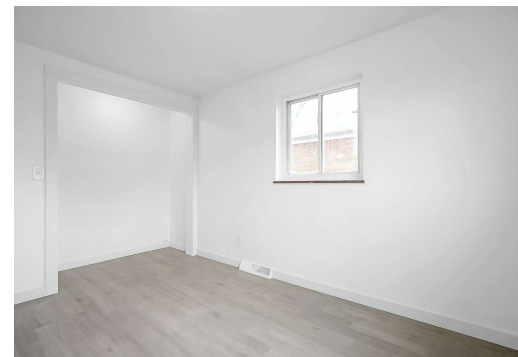
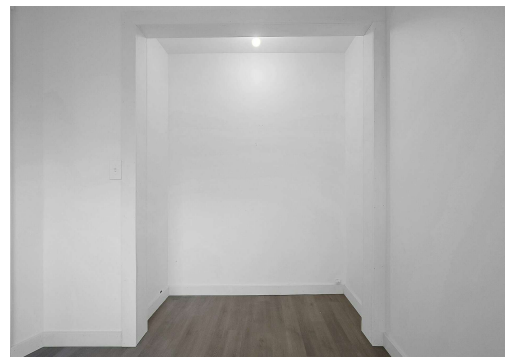
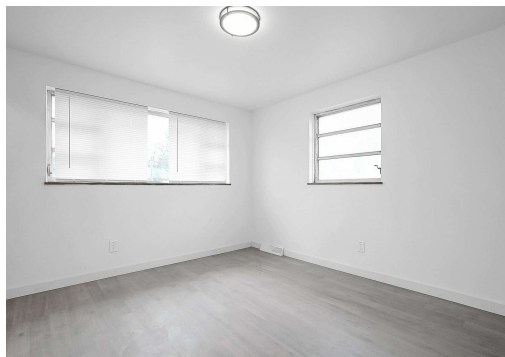
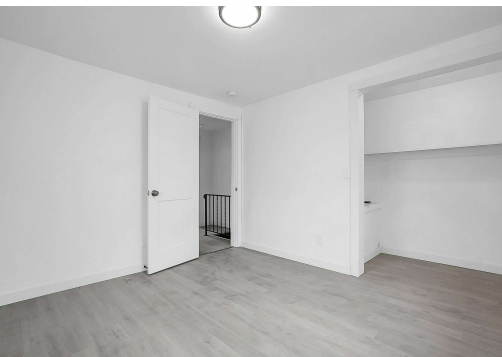
Anish Shah
740.480.3918
anish.shah@e-Merge.com

e-Merge Real Estate Commercial
8720 Orion Place, Suite 124B, Columbus, OH 43240
740.480.3918 | e-mergecommercial.com

Multifamily Property For Sale

Broadmeadows Blvd 4 Unit

259-265 Broad Meadows Boulevard, Columbus, OH 43214



presented by:

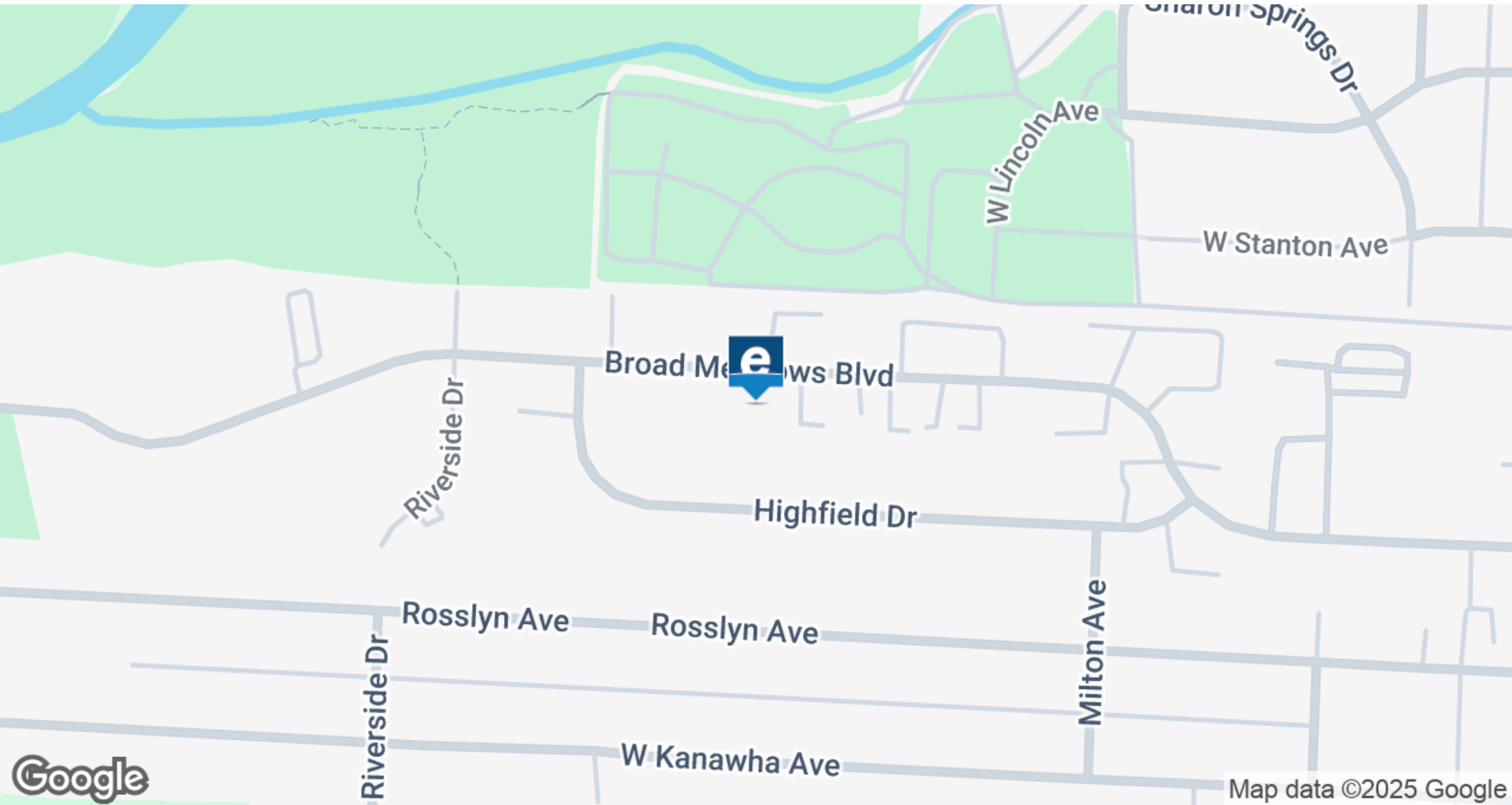
Anish Shah
740.480.3918
anish.shah@e-Merge.com

e-Merge Real Estate Commercial
8720 Orion Place, Suite 124B, Columbus, OH 43240
740.480.3918 | e-mergecommercial.com

Multifamily Property For Sale

Broadmeadows Blvd 4 Unit

259-265 Broad Meadows Boulevard, Columbus, OH 43214



presented by:

Anish Shah
740.480.3918
anish.shah@e-Merge.com

e-Merge Real Estate Commercial
8720 Orion Place, Suite 124B, Columbus, OH 43240
740.480.3918 | e-mergecommercial.com

Multifamily Property For Sale

Broadmeadows Blvd 4 Unit

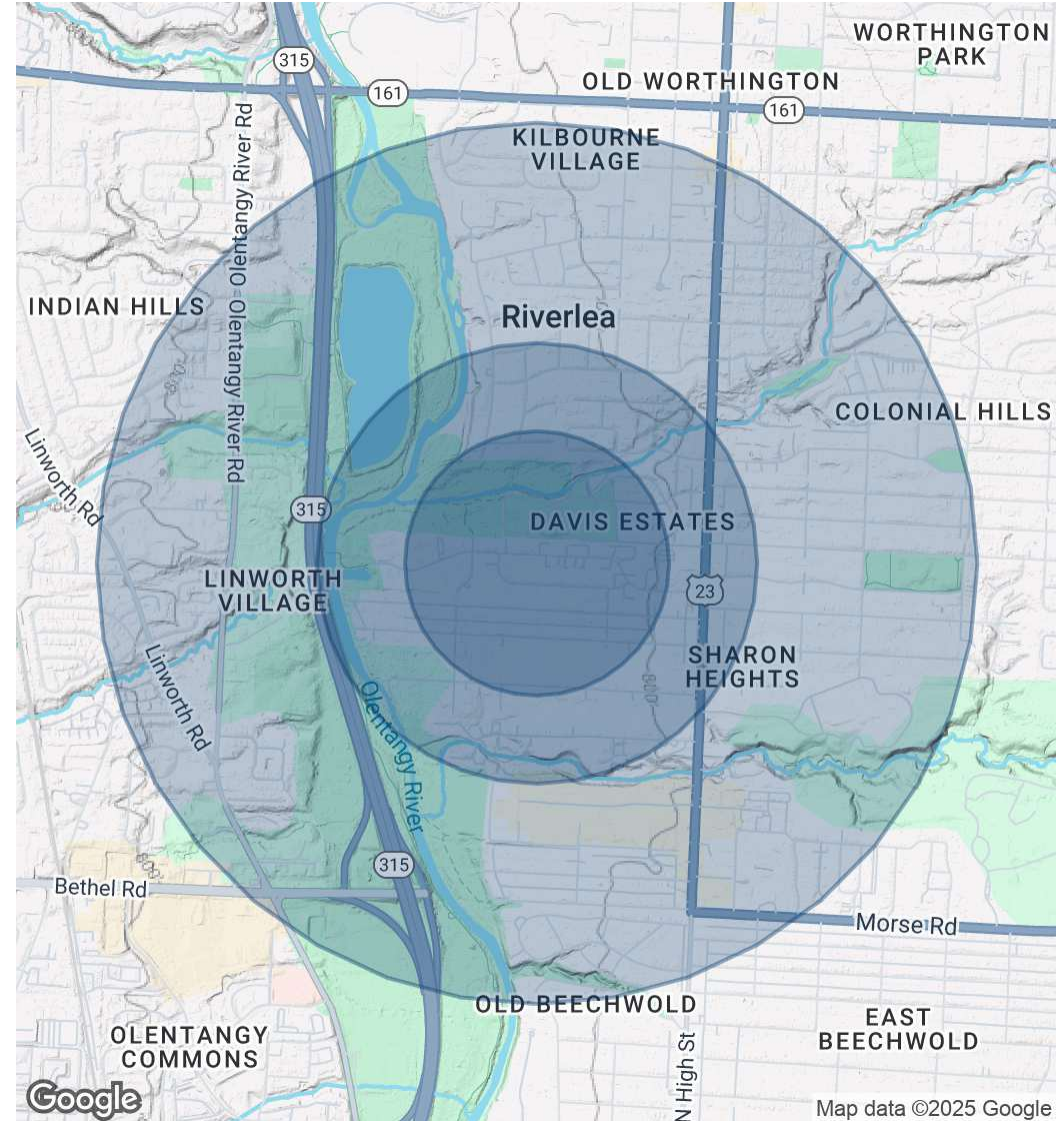
259-265 Broad Meadows Boulevard, Columbus, OH 43214



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,251	3,763	10,420
Average Age	39	42	44
Average Age (Male)	38	41	42
Average Age (Female)	39	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	662	1,894	5,014
# of Persons per HH	1.9	2	2.1
Average HH Income	\$66,429	\$83,806	\$115,920
Average House Value	\$316,222	\$342,856	\$406,660

Demographics data derived from AlphaMap



presented by:

Anish Shah
740.480.3918
anish.shah@e-Merge.com

e-Merge Real Estate Commercial
8720 Orion Place, Suite 124B, Columbus, OH 43240
740.480.3918 | e-mergecommercial.com