

Olde Towne East Duplex



151-153 S. 17th St., Columbus, OH 43205

Ideal Investment or Owner Occupant



Doug Tenenbaum, SVP Columbus Region

614-554-4408 Mobile and tenenbaumrealestate@gmail.com

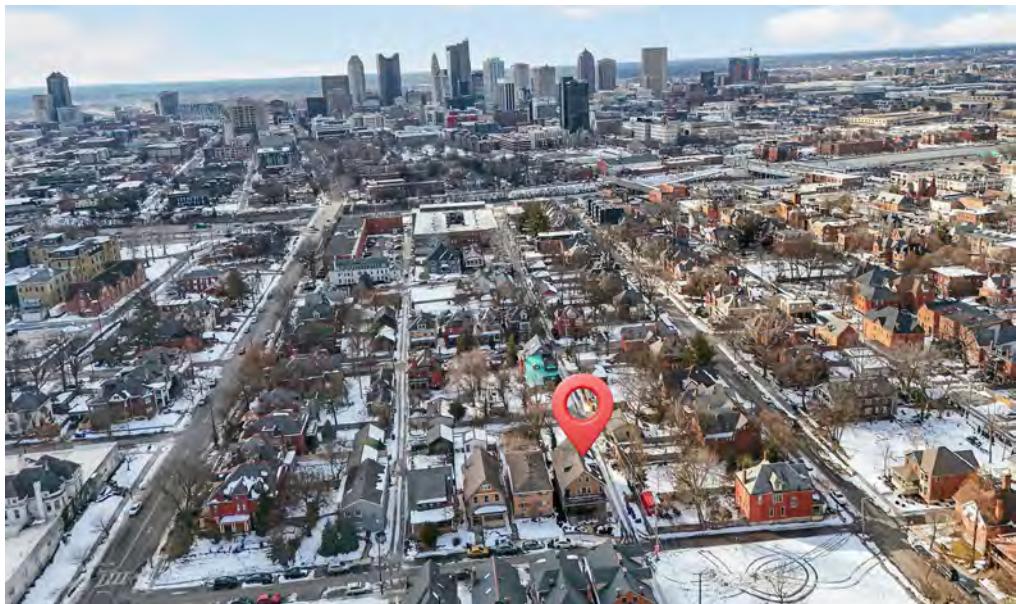
Asking Price:	\$669,000 (\$175/Sqft.)
Address:	<u>151-153 S. 17th St., Columbus, OH 43205</u>
County:	Franklin County
Municipality:	City of Columbus
District:	<u>Olde Towne East</u>
Number of Units:	2
Building Size:	3,835 Square Feet
Year Built:	1909
Acreage:	0.13 (approx. 38.09' x 145.77')
Parking:	4 off-street parking spaces
Real Estate Taxes:	\$3,979.14 per year
Auditor Tax Card:	<u>Tax Card Link</u> <u>Auditor GIS Map</u>
Zoning District:	Residential, R3 (Z93-023A)
Basement:	Full divided basement with W/D connections (151 includes washer and dryer)

Monthly Income: \$3,600/month (\$0.94/Sq.Ft./month)

Unit 151 (2,335 SF) - 3BD 2BA
\$2,250/month (\$0.96/SF) (Lease expires 8/2026)

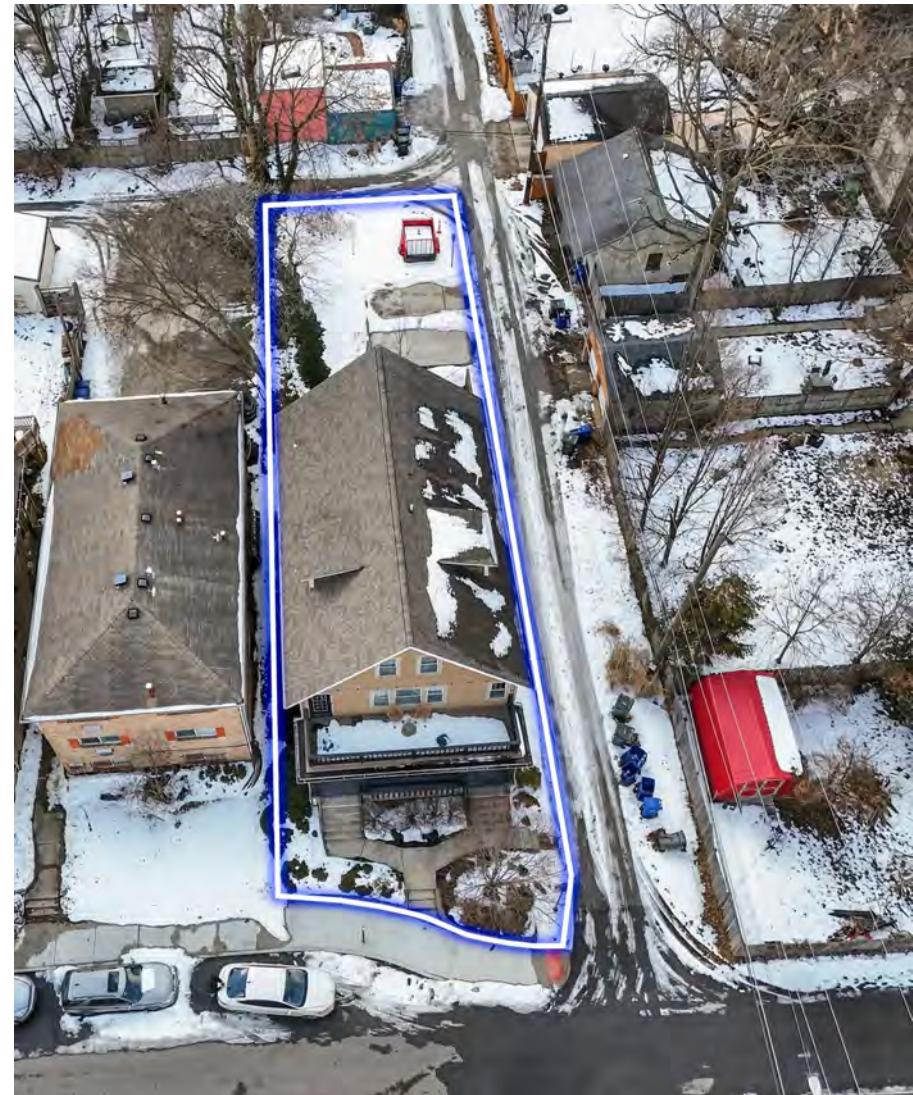
Unit 153 (1,500 SF) - 2BD 1BA
\$1,350/month (\$0.90/SF) (month-to month)
Long term tenant since 2013

Utilities: Tenants pay ALL utilities, including water which is sub-metered



Updates and Improvements

- Renovated 2008-2009 (Gutted to studs interior & exterior)
- All new HVAC, DWV, 200 amp electric - 2008/09
- Complete lead paint and asbestos removal
- Water service line replaced 2009
- Roof replacement - 2019
- Gas service line installed - 2009
- Large brick paver patio
- 2nd story 15' x 30' private deck @ 151
- 151 - Electric heat pump & central air - 2009
- 153 - High efficiency furnace & central air – 2009
- Finished 3rd floor with R-30 insulation
- Stainless steel appliances
- ¾" oak hardwood floors
- Original woodwork
- Extensive landscaping
- Commercial grade leaf guards on all gutters
- Glass block windows in all basement windows
- Underground PVC downspout drains to street - 2010
- Soundproof ceiling installed in 153 (Kinetics Isomax System)
- No deferred maintenance
- Large rooms – Open concept



Site Description, Details & Area Information

Located in the heart of **Olde Towne East**, 151–153 S. 17th Street is a well-maintained duplex offering strong in-place income with clear upside through lease rollover, making it ideal for an owner-occupant or investor seeking flexibility. Built in 1909 and fully renovated between 2008–2009, the property was gutted to the studs with comprehensive interior and exterior improvements, including all new HVAC, DWV plumbing, 200-amp electric service, and complete lead paint and asbestos abatement. The roof was replaced in 2019, and major utility infrastructure upgrades include a new water service line and gas service installation.

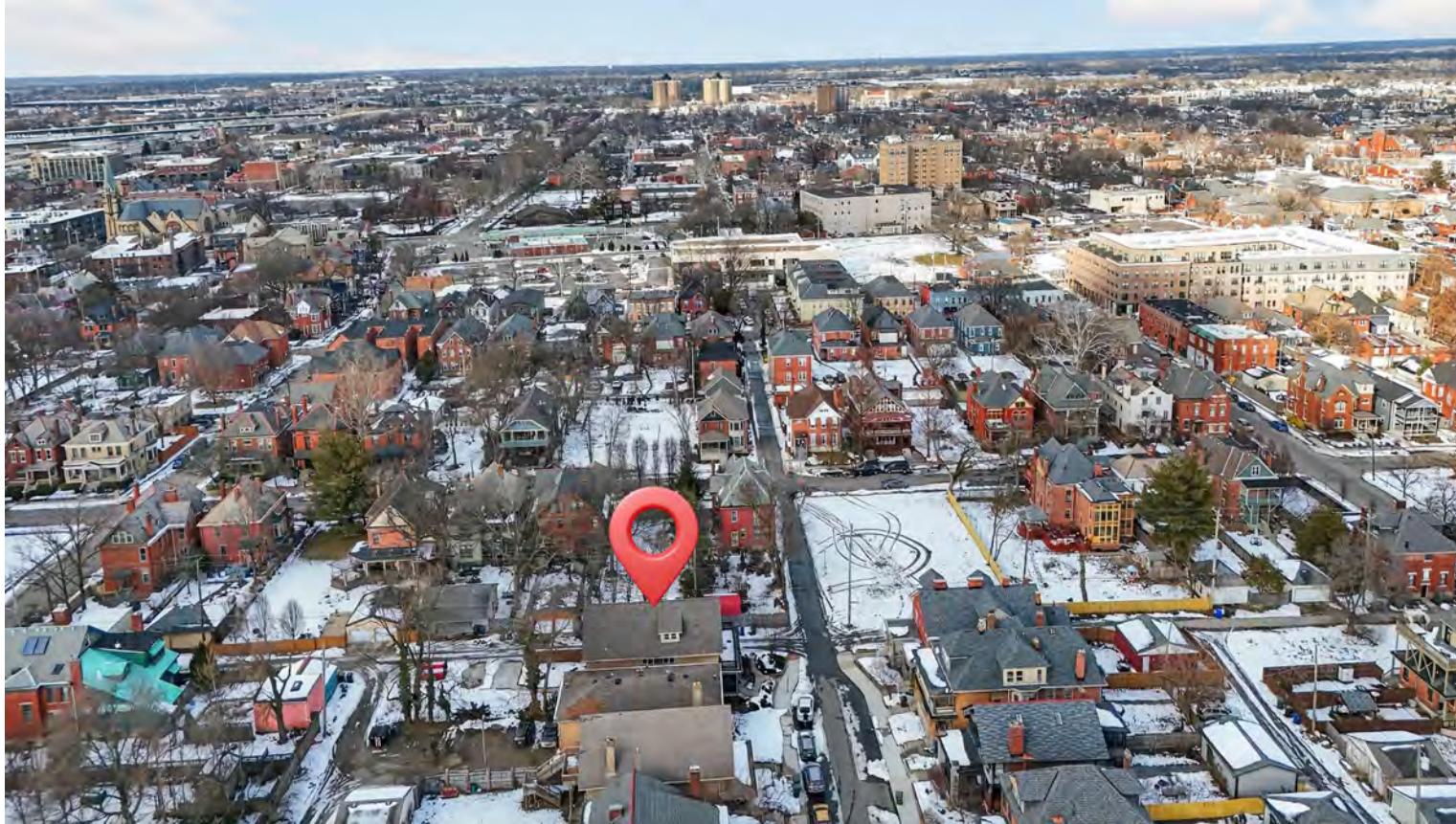
The ±3,835 SF duplex consists of a 3-bedroom / 2-bath unit (151) and a 2-bedroom / 1-bath unit (153). Unit 151 is leased at \$2,250/month through August 2026 and features a private 15' x 30' second-floor deck, electric heat pump with central air, and in-unit washer/dryer. Unit 153 is occupied by a long-term tenant on a month-to-month basis at a below-market rent of \$1,350/month and is served by a high-efficiency furnace with central air.

Both units feature stainless steel appliances, ¾" oak hardwood floors, original woodwork, large open-concept rooms, and a finished third floor with R-30 insulation. The property includes a fully divided basement with washer/dryer connections, four off-street parking spaces, extensive landscaping, and a large brick paver patio. All utilities are paid by residents, with water sub-metered. Ownership reports no deferred maintenance. Annual real estate taxes are approximately \$3,979 with insurance at \$1,232/year.

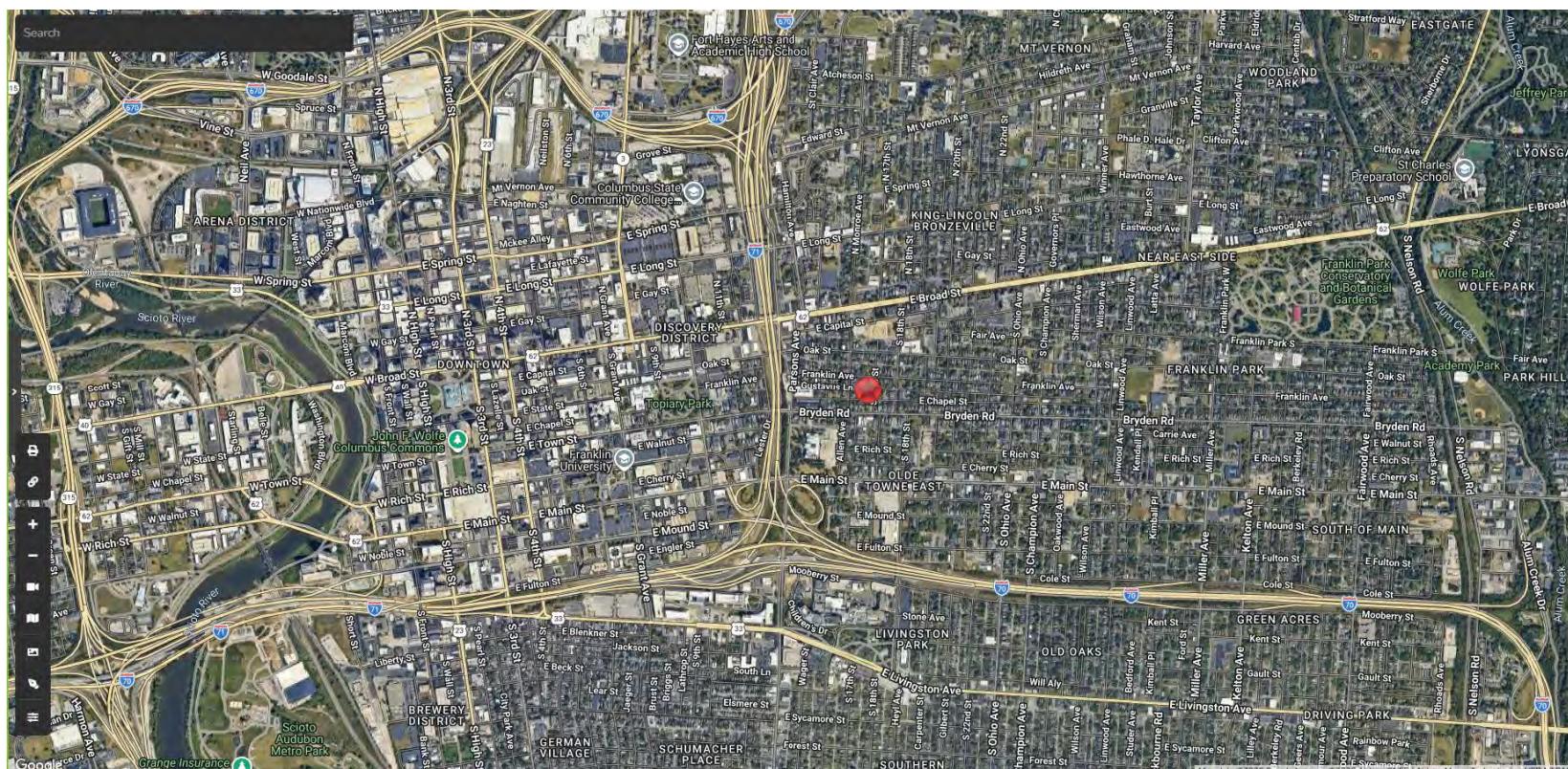
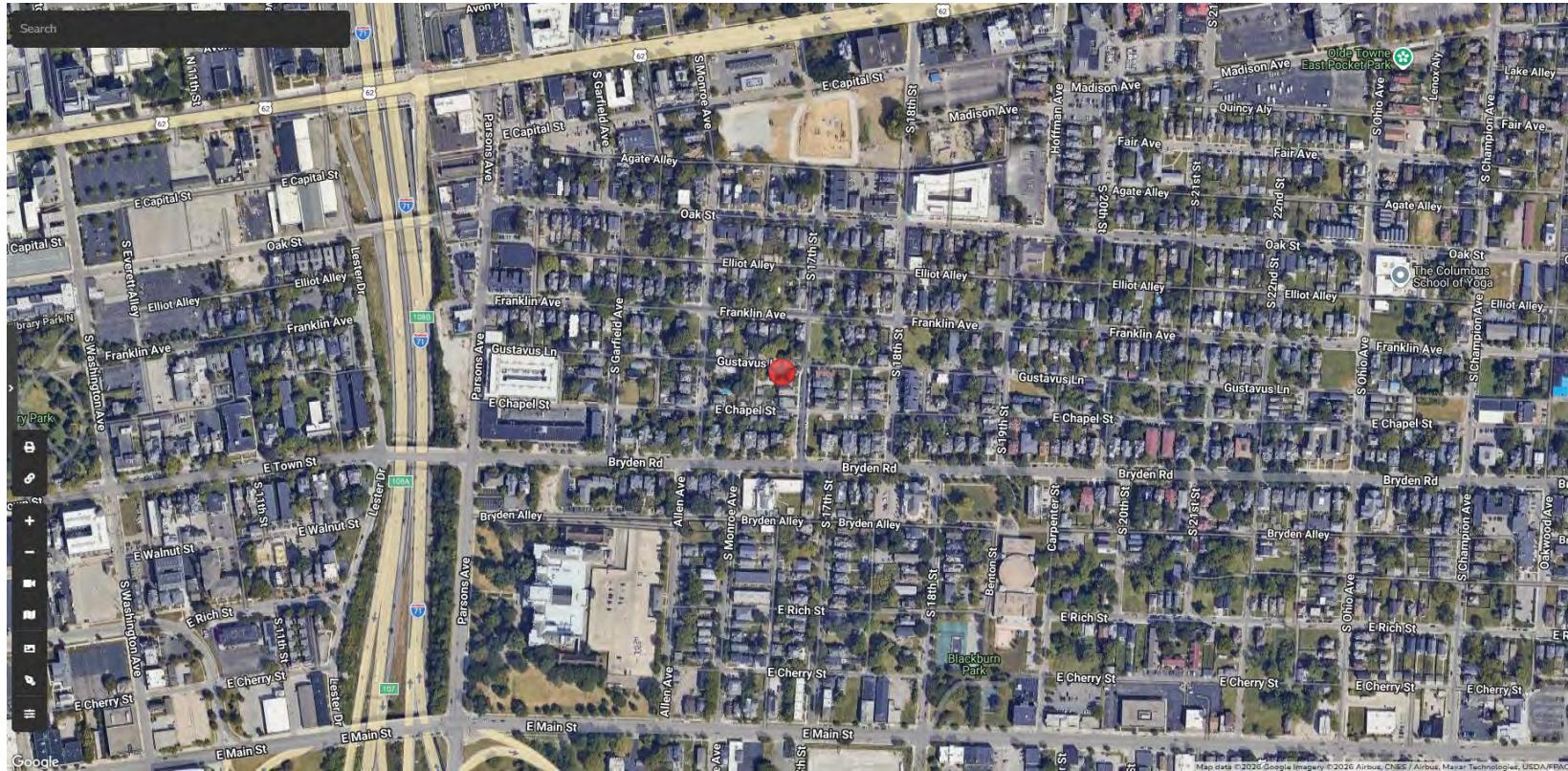
Olde Towne East is one of Columbus' most established and rapidly appreciating historic neighborhoods, located just east of Downtown and adjacent to Franklin Park, the Near East Side, and major employment centers. The area has seen sustained reinvestment through historic renovations, new infill development, and strong rental demand driven by proximity to Downtown, Nationwide Children's Hospital, and the Short North. With limited new duplex inventory and continued neighborhood revitalization, Olde Towne East remains a favored submarket for both investors and owner-occupants seeking long-term value and stability.

In-Place Income with Near-Term Upside

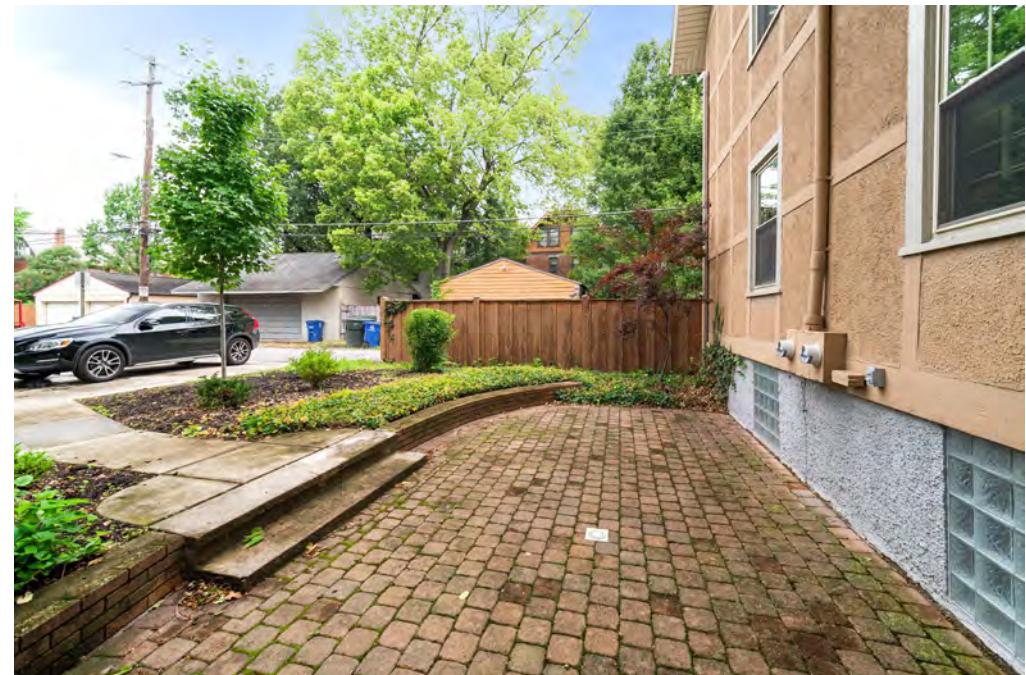
- Current in-place rents: **\$3,600/month / \$43,200 annually**
- Unit 153 (2BD/1BA) leased month-to-month at **below-market rent leased to long term tenant since 2013**
- Opportunity to increase NOI through market-rate re-leasing or light interior refresh
- Unit 151 provides **stable cash flow through August 2026**
- No capital expenditures anticipated; major systems, roof, and utilities already upgraded
- This structure offers buyers immediate yield with upside in a proven rental corridor.
- **The Seller has preliminary plans for a three-car garage with a carriage house, supported by the City of Columbus' approval of legislation permitting Accessory Dwelling Units (ADUs). This offers a potential future value-add opportunity, subject to buyer verification and permitting.**



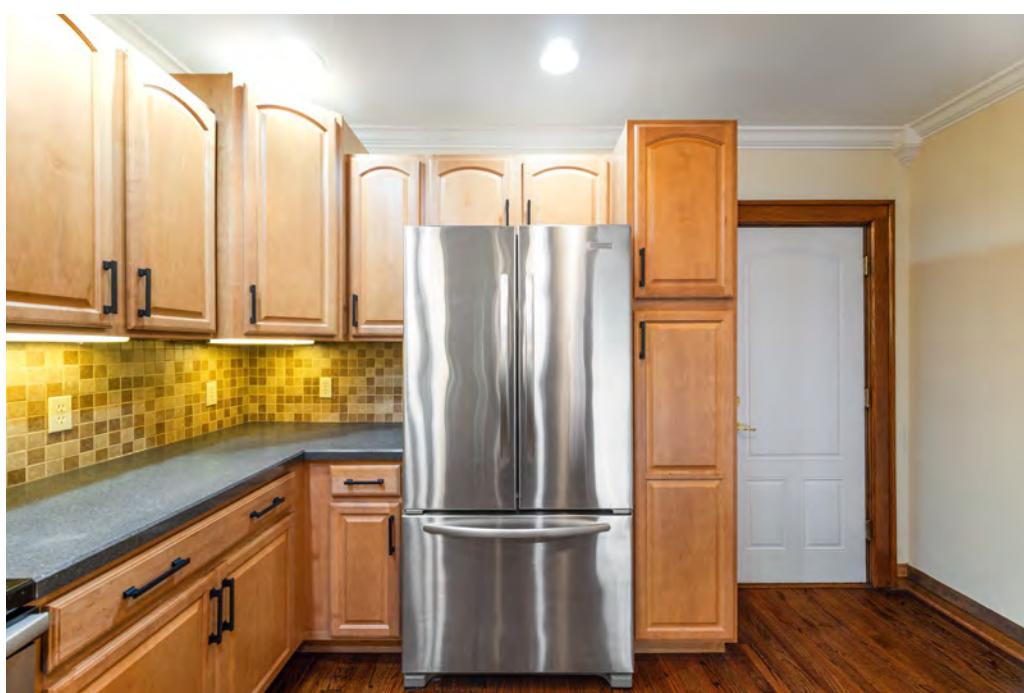










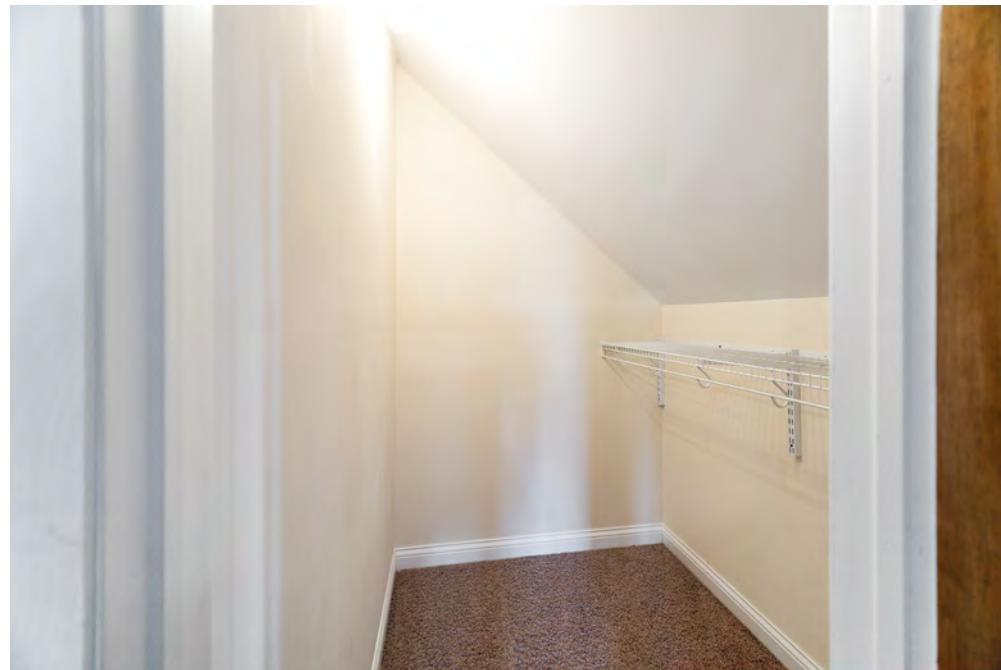




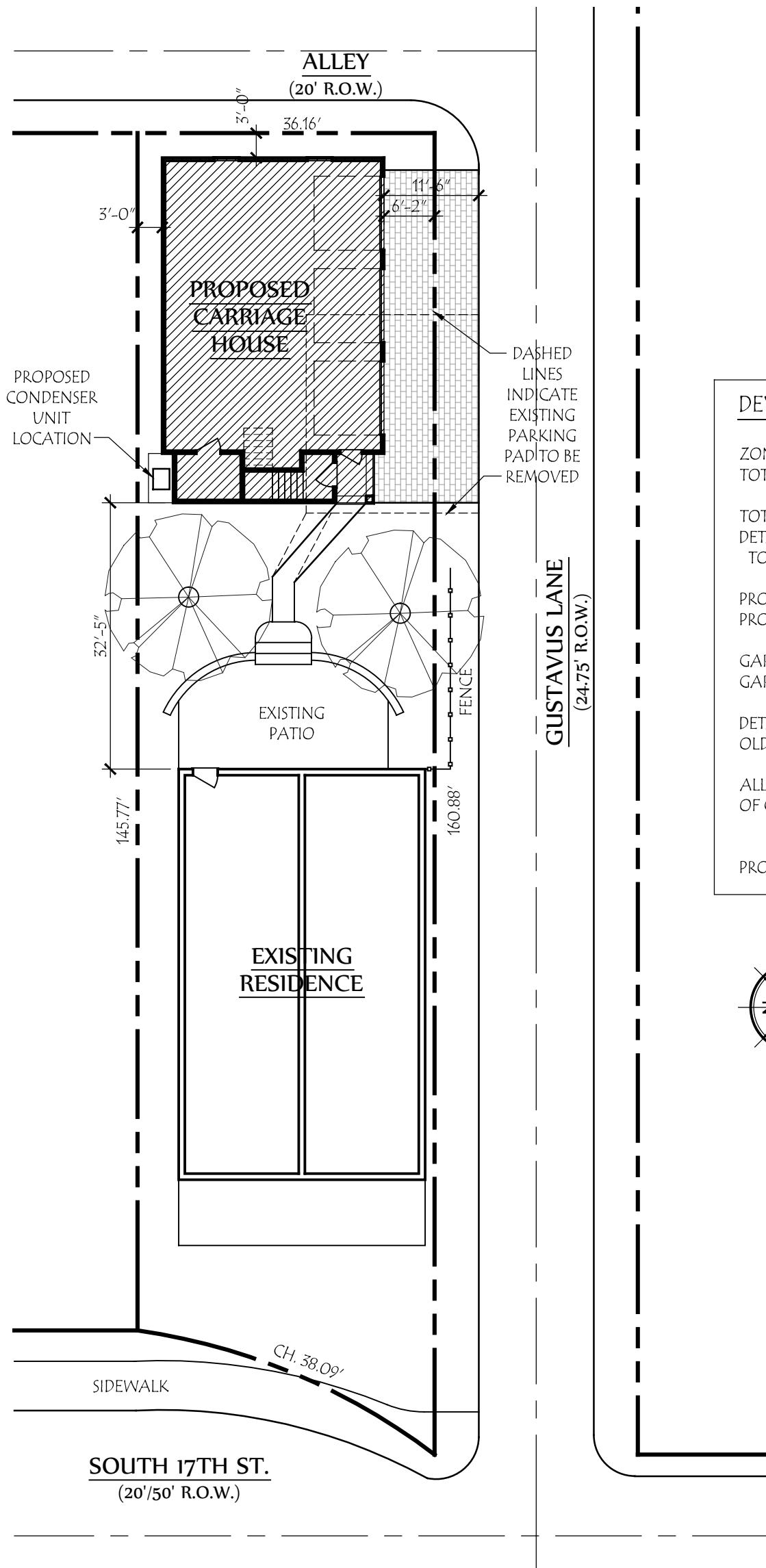








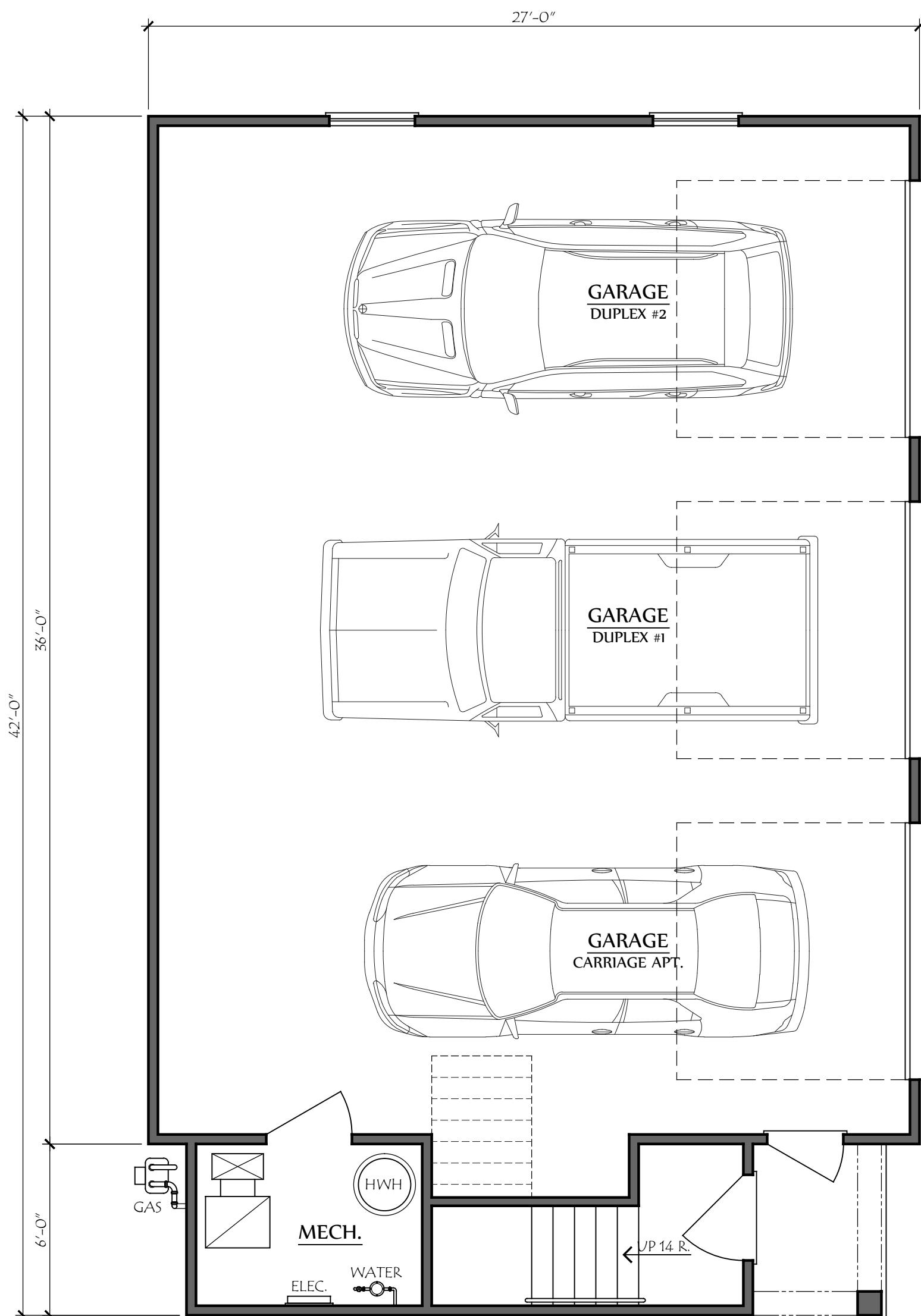
**CARRIAGE HOUSE FOR:
KENNCO PROPERTIES**
825 GUSTAVUS LANE (151-153 SOUTH 17th St.)
COLUMBUS, OHIO 43205



DEVELOPMENT INFORMATION

ZONING DESIGNATION	= R-3
TOTAL LAND AREA (0.12 AC)	= 5480 SF
TOTAL REAR YARD	= 1370 SF
DETACHED GARAGE = 45% OF TOTAL REAR YARD	= 616.5 SF
PROPOSED GARAGE	= 1091 SF
PROPOSED APARTMENT	= 948 SF
GARAGE ALLOWABLE HEIGHT	= 15'-0"
GARAGE PROPOSED HEIGHT	= 26'-0"
DETACHED GARAGE ON CORNER LOT IN OLD SUBDIVISION:	
ALLOWABLE SETBACK ON LONG SIDE OF CORNER LOT	= 20% PROPERTY WIDTH = 7'-3"
PROPOSED SETBACK	= 6'-2"





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Date:
18 June 2018

Drawing Title:
First Floor Plan

Scale:
1/4" = 1'-0"

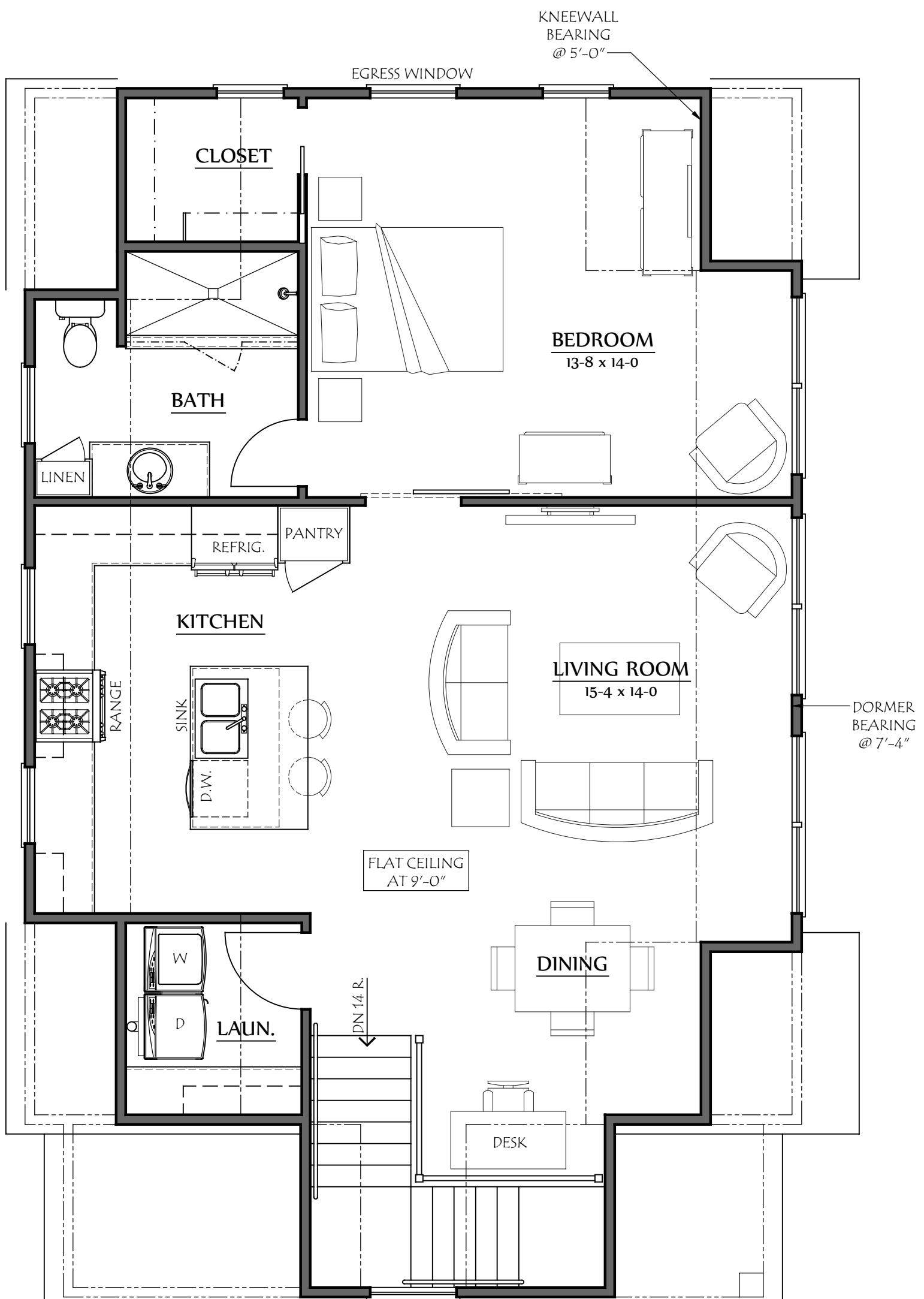
Project Number:
18-038

Project Name:
Kennco Carriage House

Sheet Number:
A-1



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date: 18 June 2018

Drawing Title:
Second Floor Plan

Scale:
1/4" = 1'-0"

Project Number:
18-038

Project Name:
Kennco Carriage House

Sheet Number:
A-2



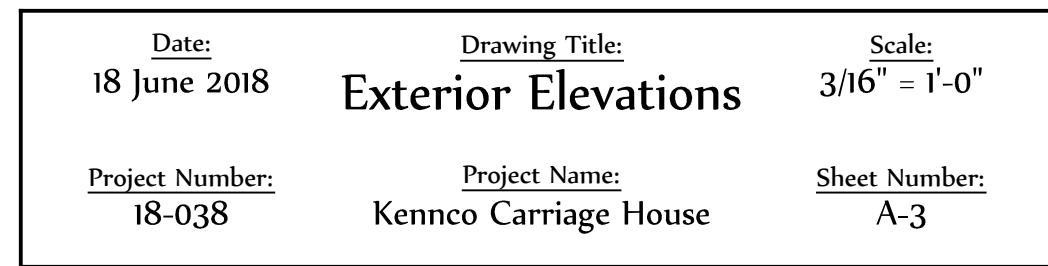
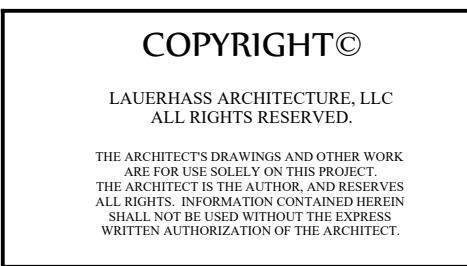
Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



EAST ELEVATION



NORTH ELEVATION





SOUTH ELEVATION



WEST ELEVATION

