

MULTI-FAMILY INVESTMENT OPPORTUNITY

917 Oakview Avenue, Columbus, GA 31906

Property Overview

A premier turnkey asset located in the highly desirable heart of Columbus, Georgia. This exceptional multi-family property spans across two separate brick buildings, presenting a rare mix of immediate cash flow stability and exceptional value-add upside. Perfectly positioned directly across from the historic Columbus Museum, this property attracts premium long-term tenant interest due to its high-visibility location, premium neighborhood character, and immediate proximity to midtown employers.

Key Investment Highlights

- **Two Substantial Brick Buildings:** Architecturally solid structures with low-maintenance exterior profiles.
- **Flexible Multi-Family Layout:** Comprises 11 distinct individual housing units optimizing total rental footprint.
- **Strategic Value-Add Distribution:** Features 6 fully furnished rent-ready units, 3 occupied furnished units generating steady revenue stream, and 2 units primed for value-add renovation customization.
- **Desirable Location:** Positioned directly across from the landmark **Columbus Museum**, driving premium submarket demand.
- **Independent Utility Infrastructure:** Separate individual utility meters installed for every unit to significantly reduce landlord operating expense burden.
- **On-Site Operational Conveniences:** Dedicated on-site laundromat facility generating additional ancillary service income.
- **Modern Layout Elements:** Units boast beautiful, authentic hardwood floor designs, crisp neutral paint finishes, tailored kitchen areas, and dedicated central HVAC system configurations.

EXCLUSIVE LISTING REALTOR®

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