

**FOR SALE OR LEASE**

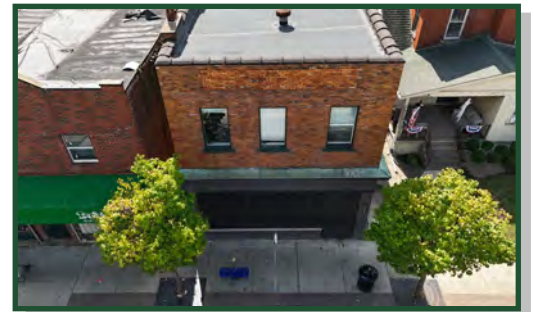


**\$415,000 OR \$9.07/SF MG**

**1029-1031 E Livingston Avenue, Columbus, OH 43205**

***Mixed-Use Retail on East Livingston Avenue***

- Mixed-use retail with apartments above for sale or lease.
- Total of ± 4,296 SF with ± 3,504 SF on the first floor available.
- Upstairs apartment has been beautifully renovated and currently rented for \$1,445/mo.
- Beautifully remodeled.
- Connected one-car garage and shop space.
- First floor can be split into different leasable areas.
- Additional parking available on Denton Alley, Potential to Purchase with Building.



***Click Here For Video*** ▶

**JAMES MANGAS**  
PHONE: 614-559-3350 EXT 115  
EMAIL: JMANGAS@BESTCORPORATEREALESTATE

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4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM

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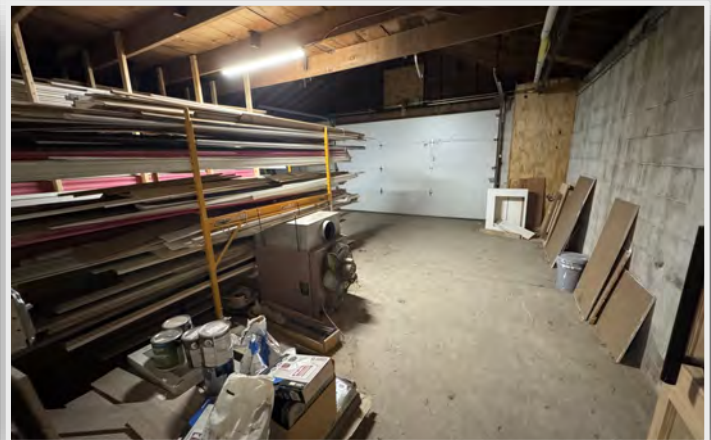
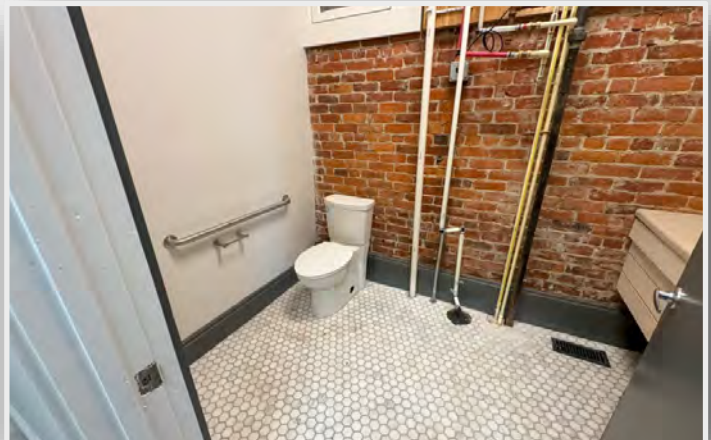


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# 1029-1031 E Livingston Avenue, Columbus, OH 43205

## Interior—Lower Level



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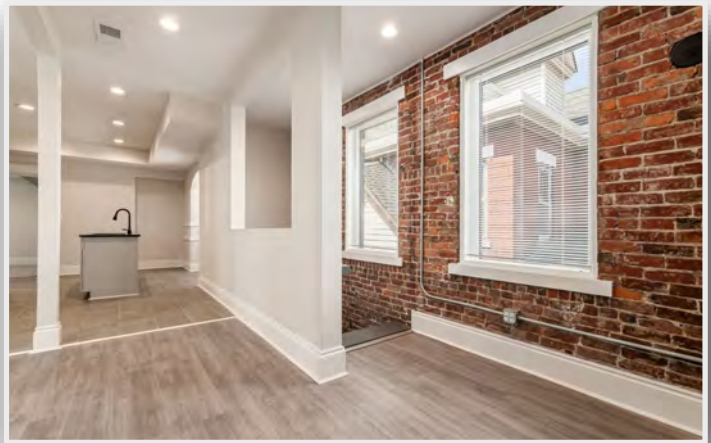
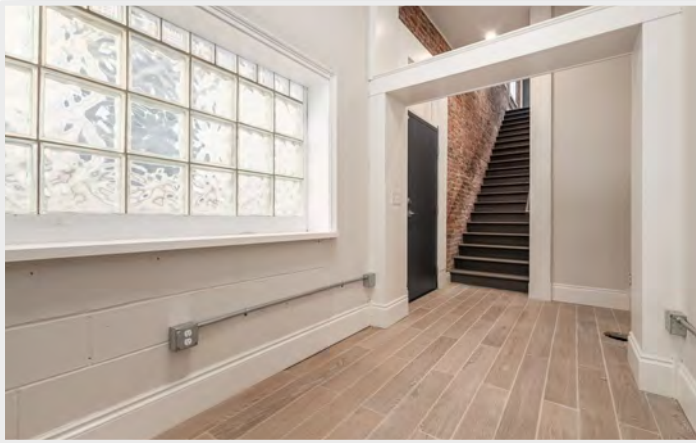


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## Interior—Upper Level



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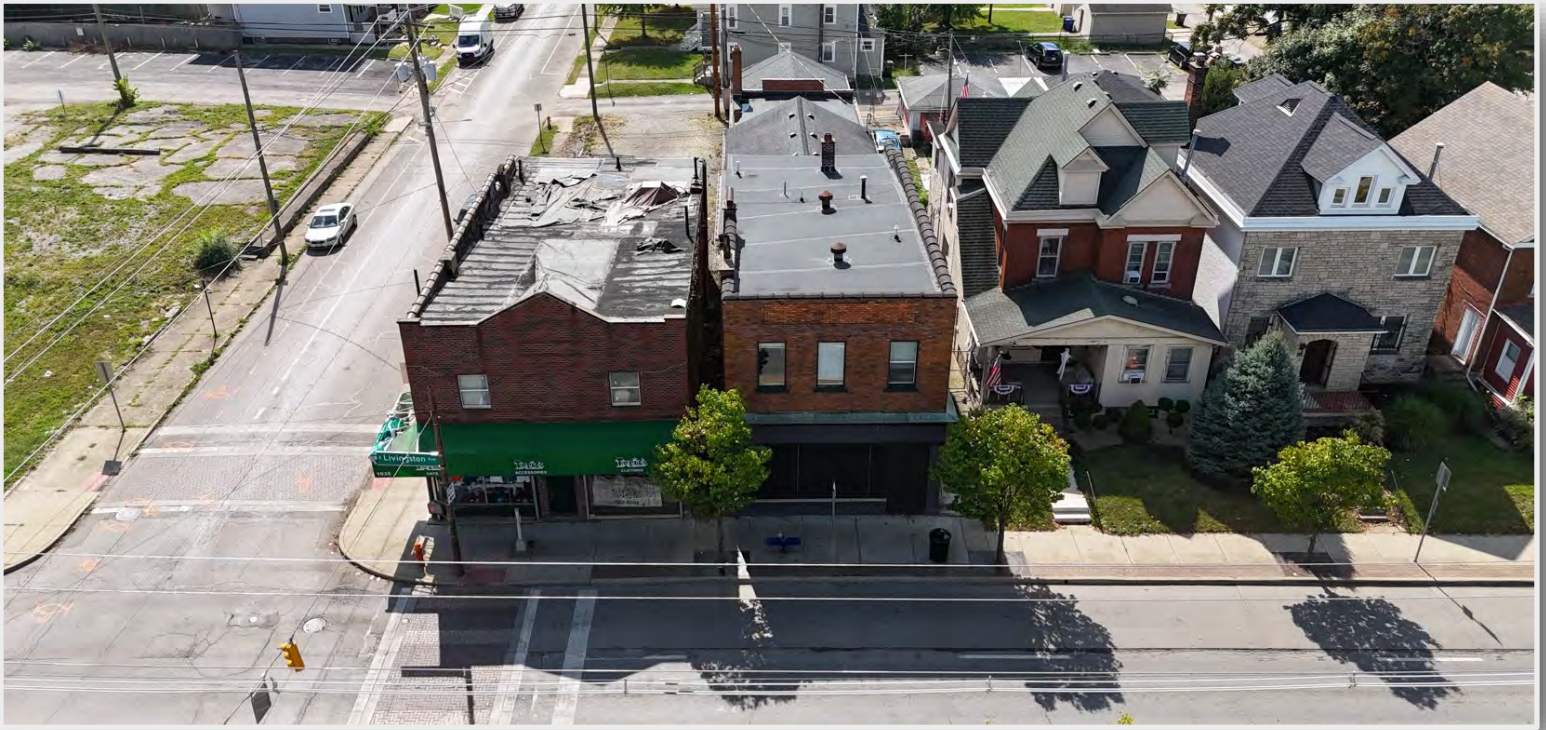
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## Property Information

### LEGAL

Legal Property Description:	<b>Mixed-Use Retail</b>
Price:	<b>\$415,000 or \$9.07/SF MG &amp; a Negotiable Lot</b>
Parcel Number:	<b>010-041302-00 and 010-043775-00 (Parking Lot)</b>
Occupancy:	<b>18.4%</b>

### LAND

Land Acreage:	<b>± 0.1067</b>
Current Zoning:	<b>Urban Center - UCT</b>
Jurisdiction:	<b>Columbus</b>

### STRUCTURAL

Building Square Footage:	<b>± 4,296 SF</b>
Minimum Square Feet Available:	<b>± 3,504 SF</b>
Floors Above Ground:	<b>2</b>
Year Built:	<b>1912</b>

### ADDITIONAL INFO

Drive-in Doors:	<b>1</b>
Lot Specifics:	<b>Additional Parking Available on Denton Alley</b>
Parcel Benefits:	<b>Prime Frontage on E Livingston Ave</b>
Fees and Associations:	<b>N/A</b>
Water/Sewer System:	<b>Columbus</b>
Real Estate Taxes (2024):	<b>\$1,197.94</b>

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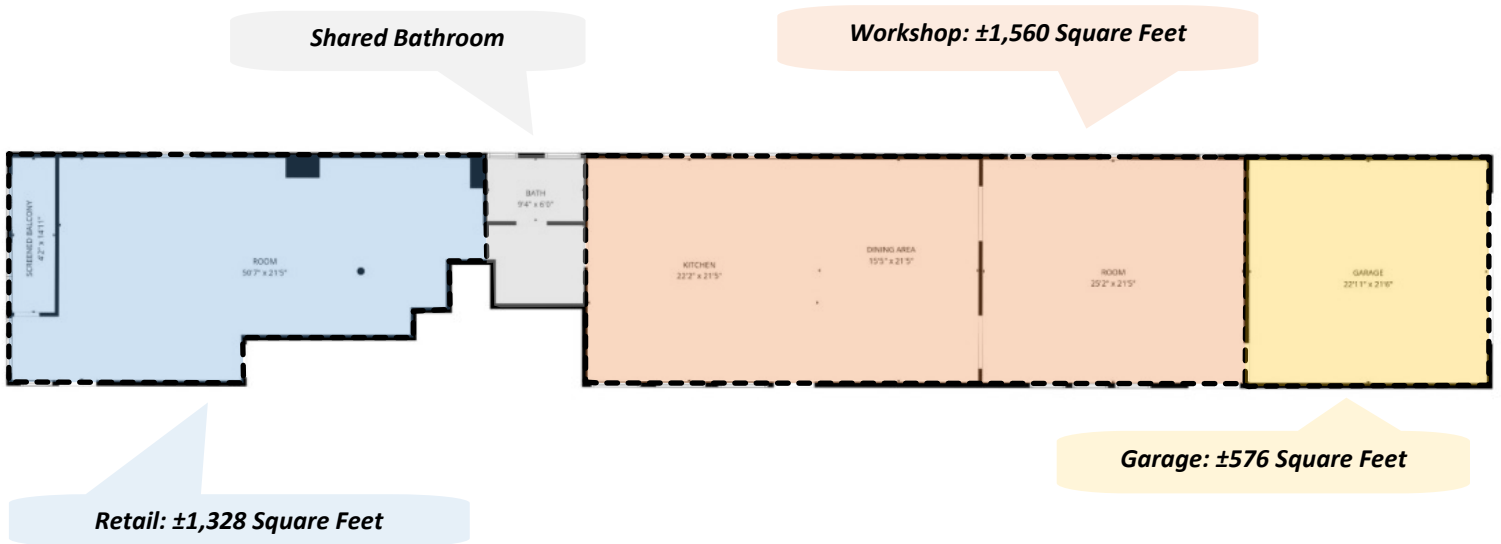


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## Main Level—Floor Plan (With Possible Leasible Areas)



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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## Parcel View



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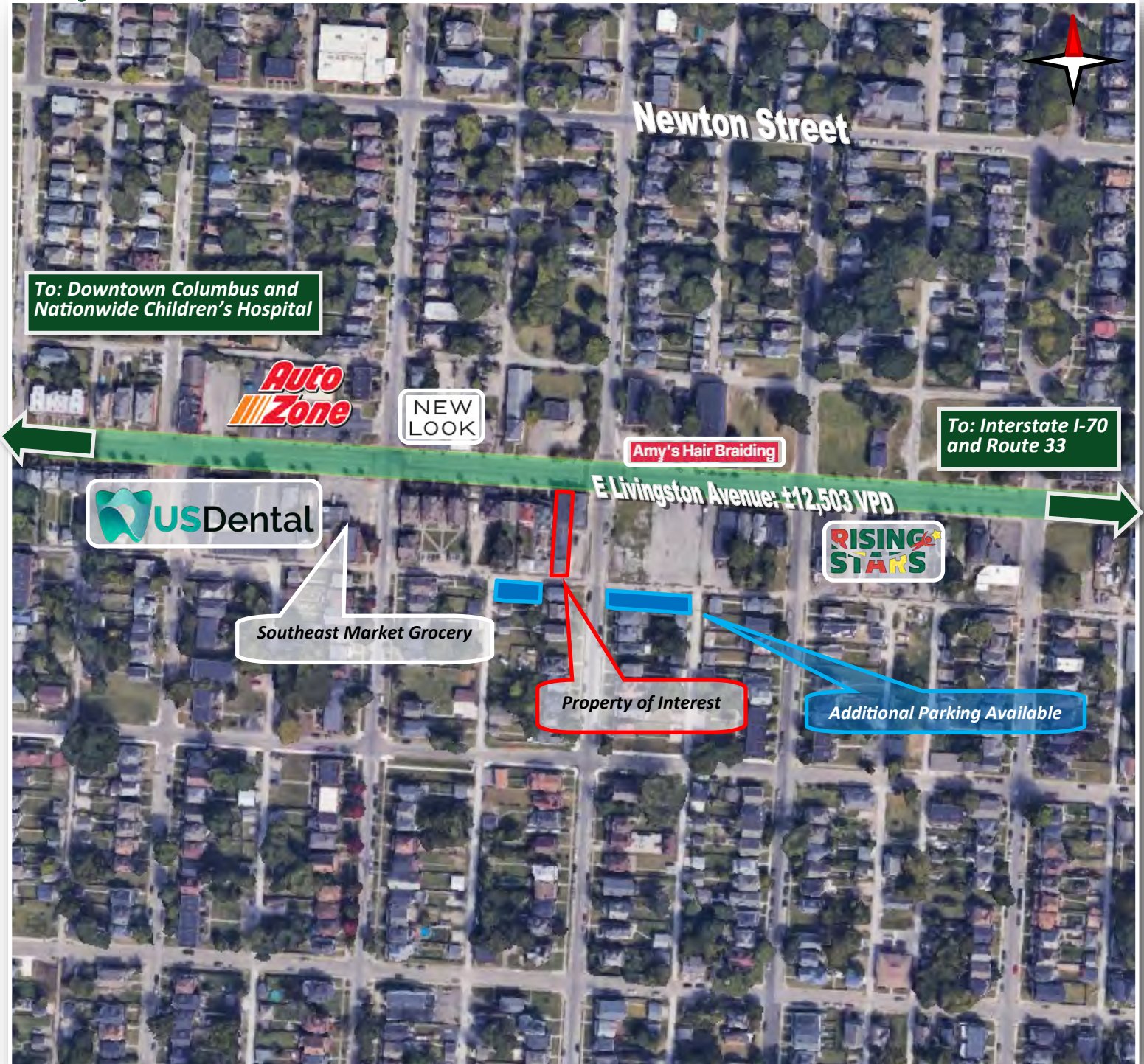


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## Nearby Amenities



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# TRAFFIC COUNTS AND AREA OVERVIEW

\*Line Drawings are Approximate



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CLOSE PROXIMITY TO  
DOWNTOWN COLUMBUS

< 1 MILE TO I-70 INTERCHANGE  
AND NATIONWIDE CHILDREN'S



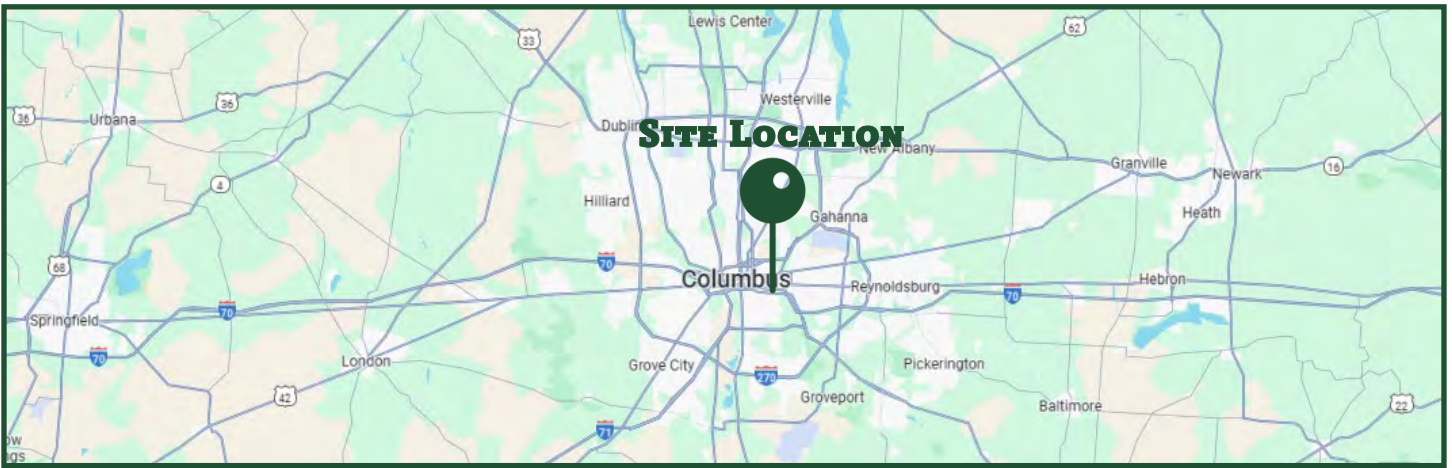
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## TRAFFIC OVERVIEW

Street	Avg Daily Volume
E Livingston Avenue (US-33)	12,503
Interstate 71 (Eastbound and Westbound)	244,283
Parsons Avenue	24,606

## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)		13,674	73,650	191,480
Households (2024)		9,073	35,886	86,573
Avg Household Income (2024)		\$37,124	\$48,223	\$43,803

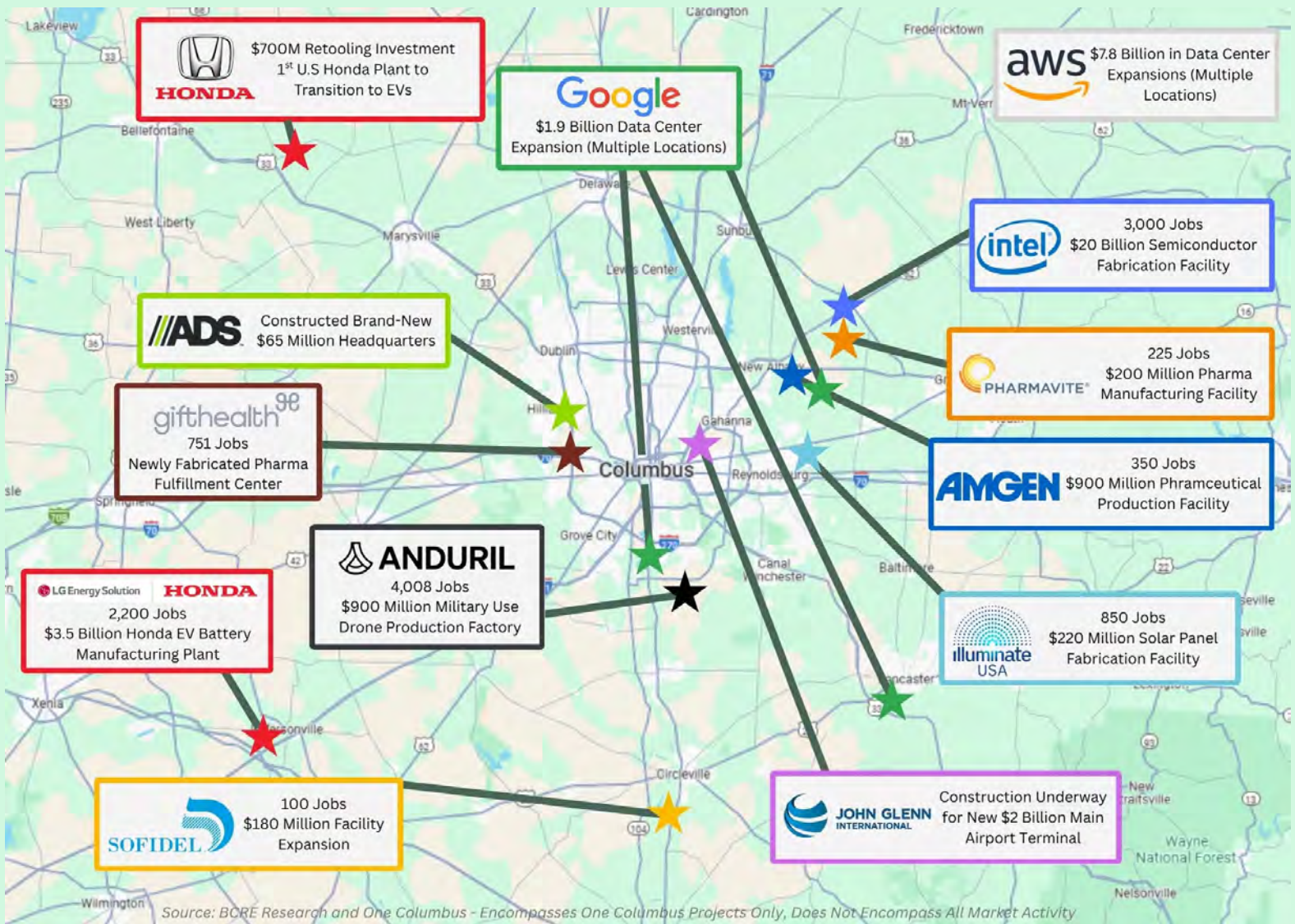
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# NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED  
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY  
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO  
THE AREA**

**\$34 BILLION IN NEW CAPITAL  
INVESTMENTS**

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This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

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This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

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This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

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