

2403-2409 W Broad St
Columbus OH 43204

Mixed Use Property For Sale



PROPERTY SUMMARY

Fully occupied mixed-use investment opportunity on the highly visible West Broad Street corridor in Columbus, Ohio. The property features 9 apartment units and 6 commercial spaces with strong in-place cash flow and value-add upside through future rent increases and lease renewals.

Commercial tenants include a convenience store, pizza operation, barber shop, nail salon, hair salon, and storage tenant. Several month-to-month leases provide flexibility for future repositioning and increased income potential.

Conveniently located minutes from Downtown Columbus, Franklinton, I-70, and along the planned LinkUS West Broad BRT corridor, an area seeing continued public and private redevelopment investment.

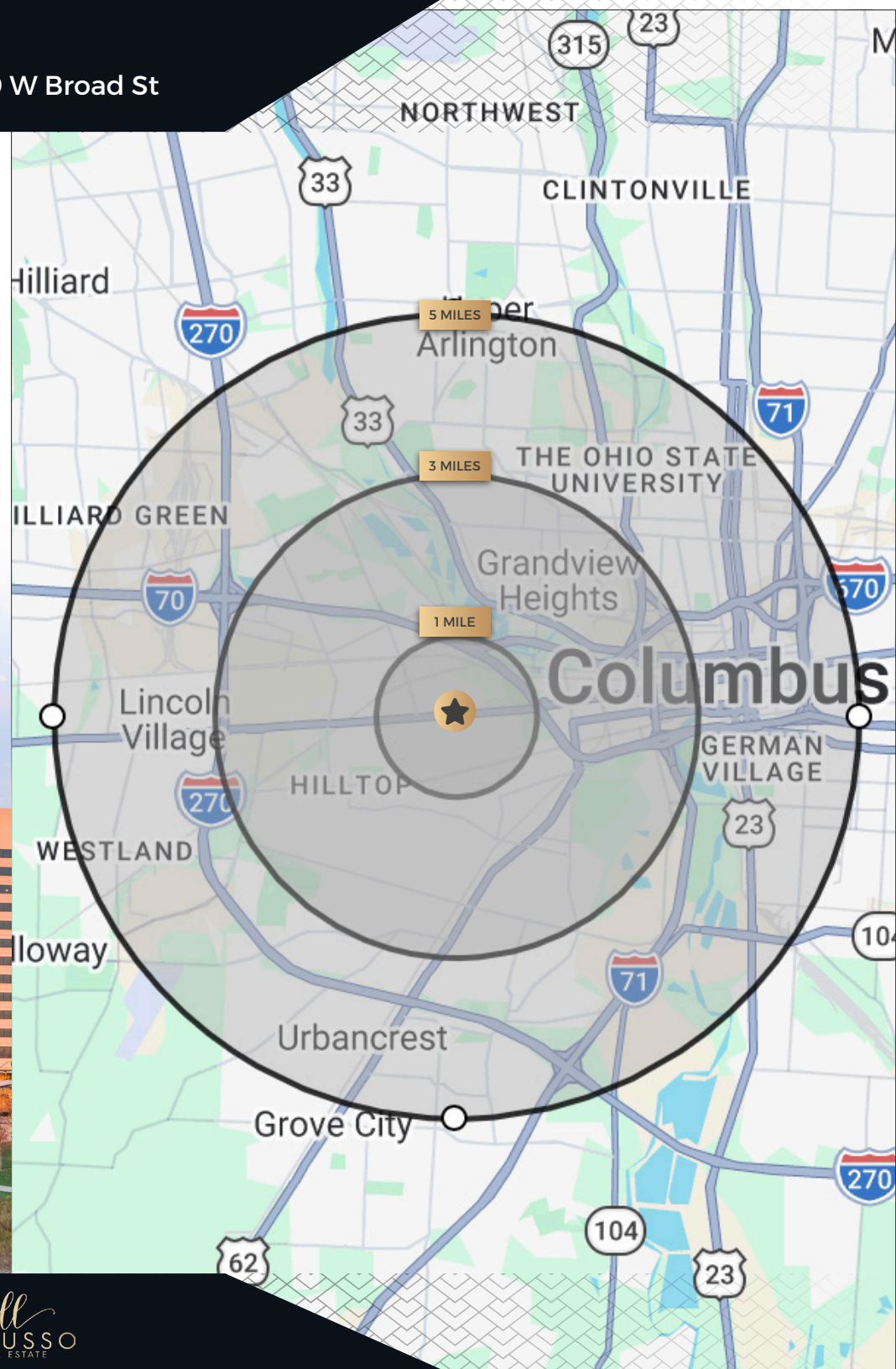
Highlights

- ▶ **Price:** \$875,000
- ▶ **Lot Size:** ±0.21 Acres
- ▶ **Building 1:** 11,456 SF
- ▶ **Zoning:** UCT
- ▶ **Parcels:** 010-038005
- ▶ **Roof:** Rubber replaced 5 years ago
- ▶ **Solid Brick Building**
- ▶ **Utilities:** Gas, Electric, Water, Sewer
- ▶ **Location:** West Broad St Corridor
- ▶ **Occupancy:** 100%

2403-2409 W Broad St

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,783	77,178	190,272
Estimated Households	7,729	38,273	92,283
Avg Household Income	\$36,372	\$36,289	\$92,382



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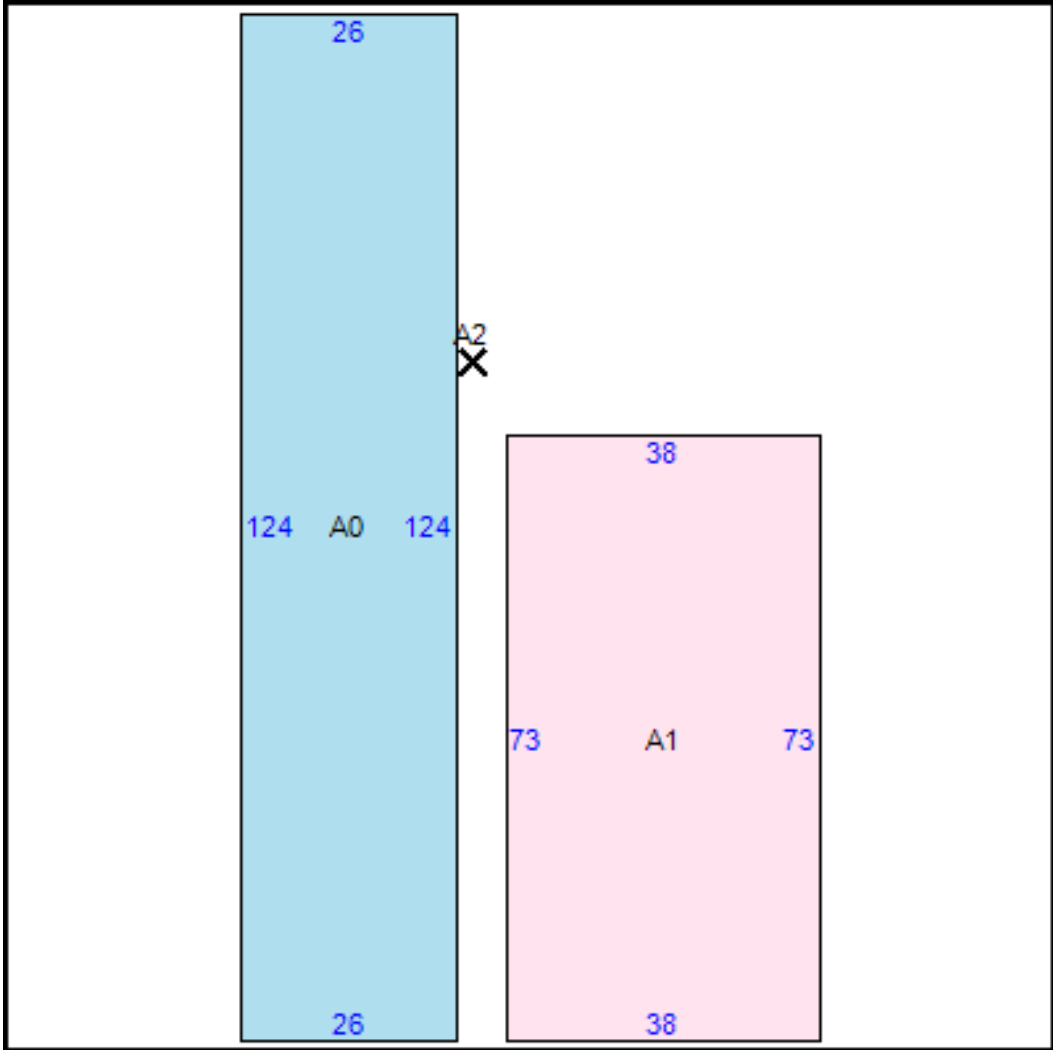
AERIAL



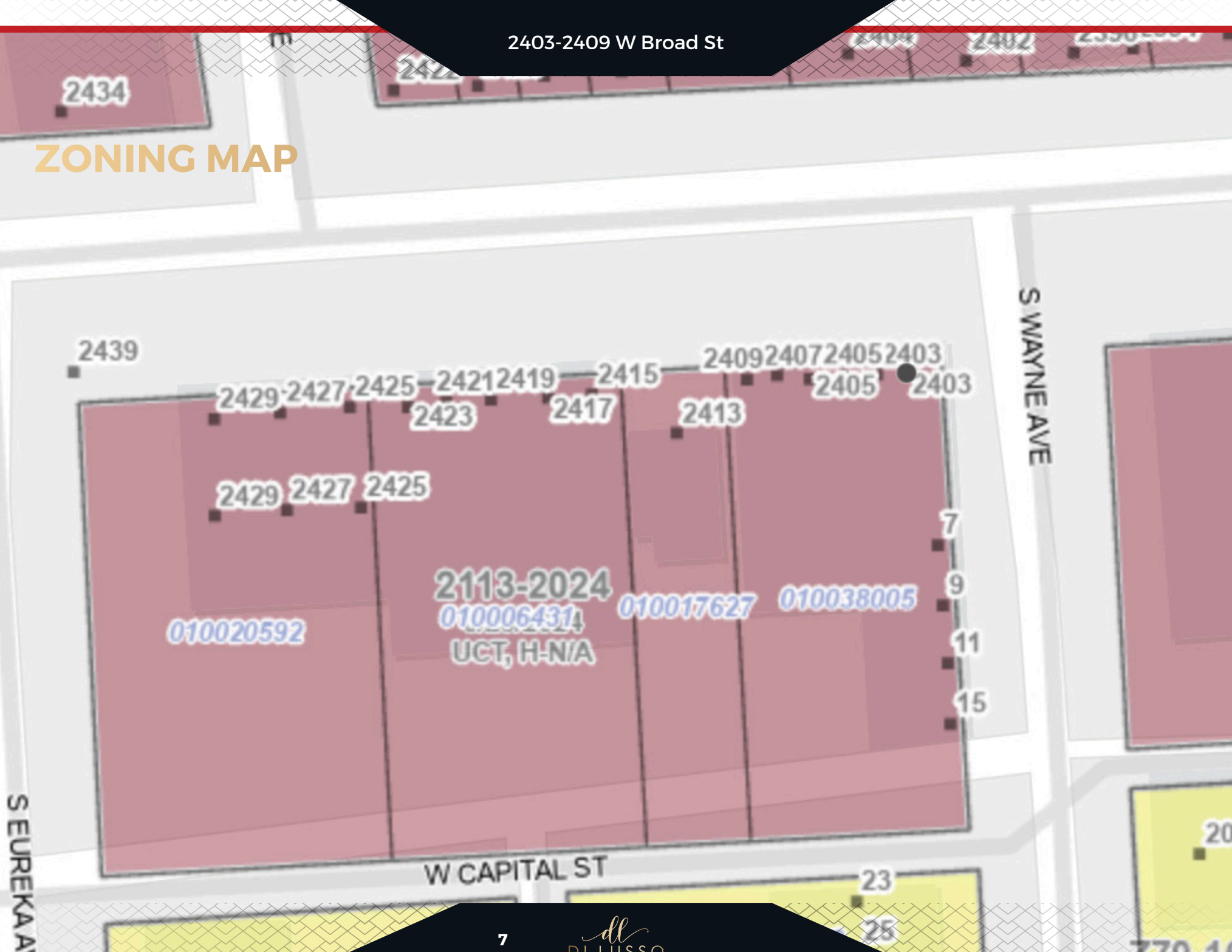
LEASE SUMMARY

Tenant / Unit	Monthly Rent	Annual Rent	Lease Expiration
RESIDENTIAL INCOME			
3 – 2BR Units @ \$800	2400	28800	Month-to-Month
1 – 3BR Unit @ \$800	800	9600	Month-to-Month
5 – 1BR Units @ \$600	3000	36000	Month-to-Month
Total Residential Income	6200	74400	
COMMERCIAL INCOME			
Nail Salon	600	7200	1 Year
Hair Salon	600	7200	Month-to-Month
Men’s Barber	500	6000	Month-to-Month
Convenience Store + Pizza	2600	31200	10 Years
Storage	1000	12000	1 Year
Total Commercial Income	5300	63600	
TOTAL GROSS INCOME	11500	138000	
EXPENSES			
Property Taxes		9,455.90	
Insurance		7200	
Water		8000	
Repairs & Maintenance		2,140	
Total Expenses		26,795.90	
NET OPERATING INCOME (NOI)		111204.1	

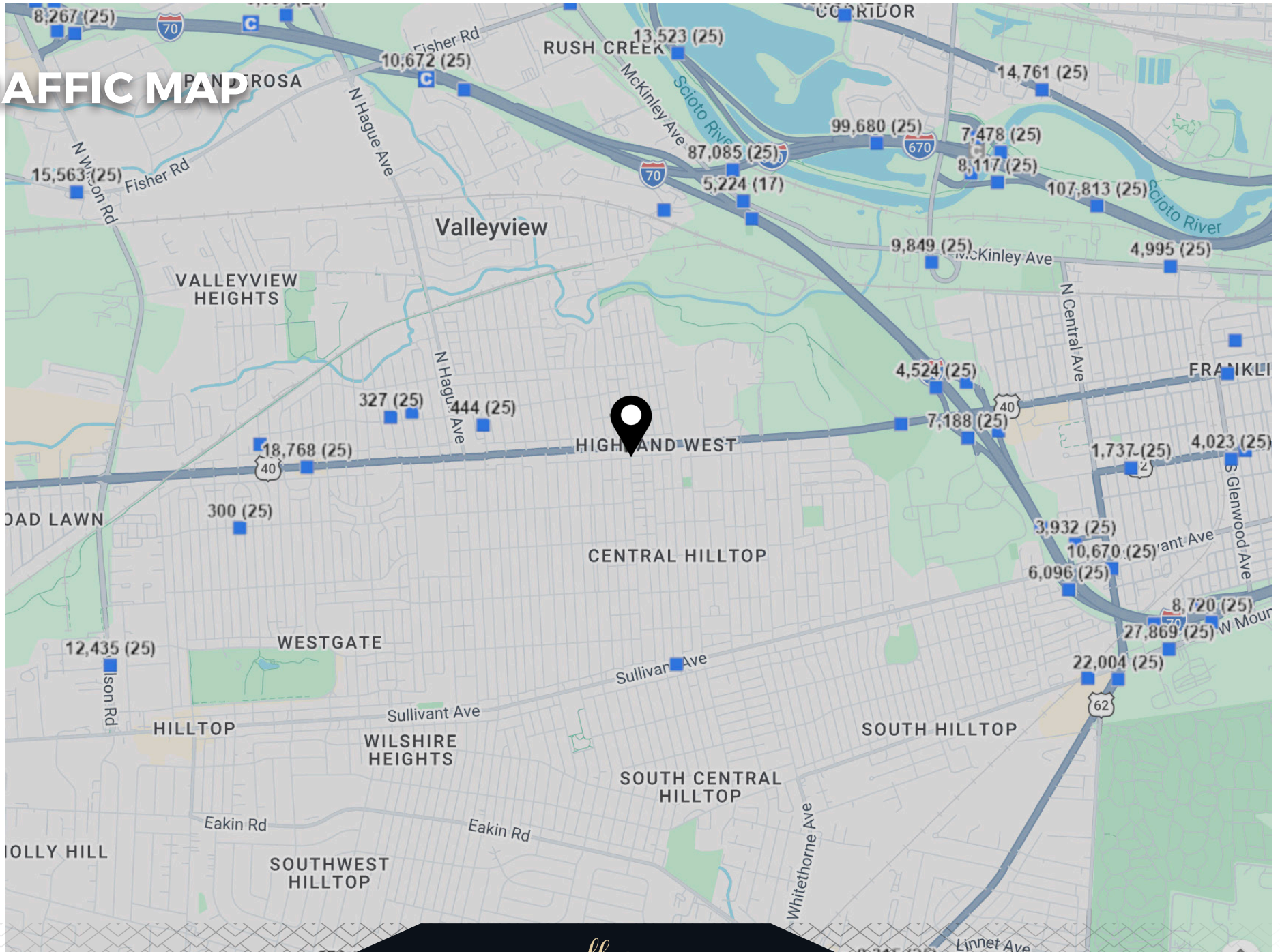
SKETCH



ZONING MAP



TRAFFIC MAP



2403-2409 W Broad St

LOCATION MAP



2403-2409 W Broad St, Columbus, OH 43204

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