

GROUP HOME FOR SALE

**2433-2435 Teakwood Drive
Columbus, Ohio 43229**



4,448 +/- Square Feet on 0.57 +/- Acre Lot



**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

Todd Schiff

tschiff@rweiler.com

10 N. High St. Suite 401

Columbus, Ohio 43215

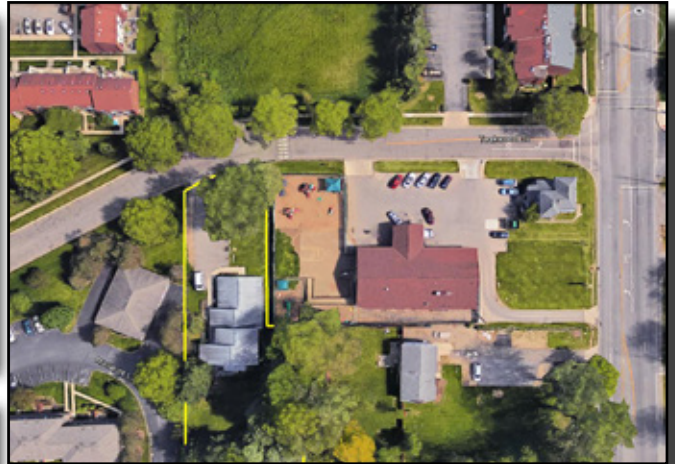
614-221-4286

www.rweiler.com

Property Description

ENDLESS POTENTIAL!

Formally used as a group home for multiple residents living with disabilities. Could be converted to apartments, halfway house, office space, daycare etc. Well maintained building with plenty of parking.



Address: 2433-2435 Teakwood Dr
Columbus, OH 43229

Schools: Columbus School District

County: Franklin

Parcel #: 010-196518-00

Location: East of I-71 between Cleveland Ave & Karl Rd

Sales Price: \$325,000

Lot Size: 0.57 +/- Acres

Sq. Ft.: 4,448+/- SF

Year Built: 1984

Year Remodeled: 1993

Number of Stories: 2

Total Rooms: 13

Kitchens: 2

Bedrooms: 8

Full Baths: 4

Parking: On site

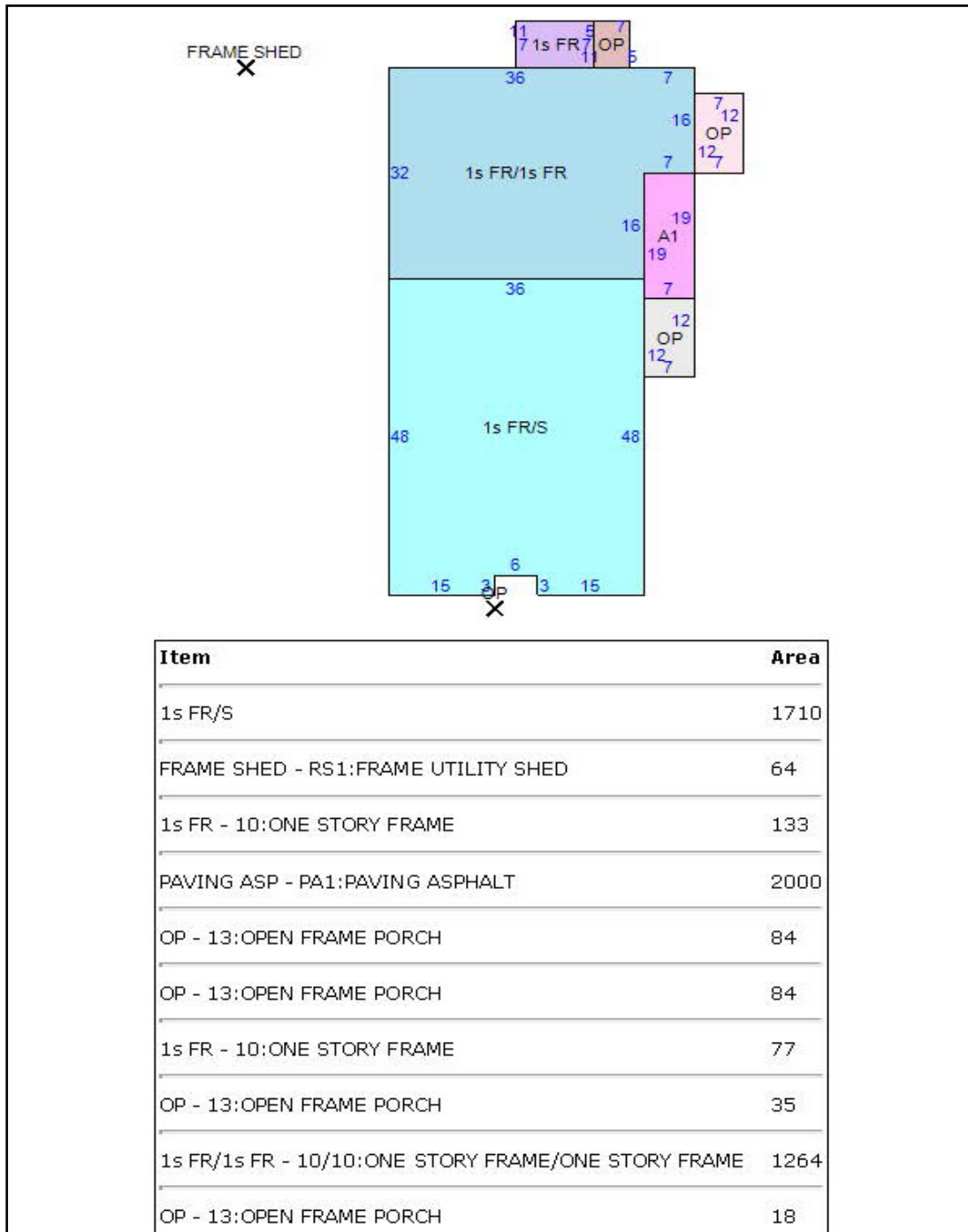
Utilities: All utilities on site

Zoning: AR-12 - Apartment Residential District



Appraisal Brokerage Consulting Development

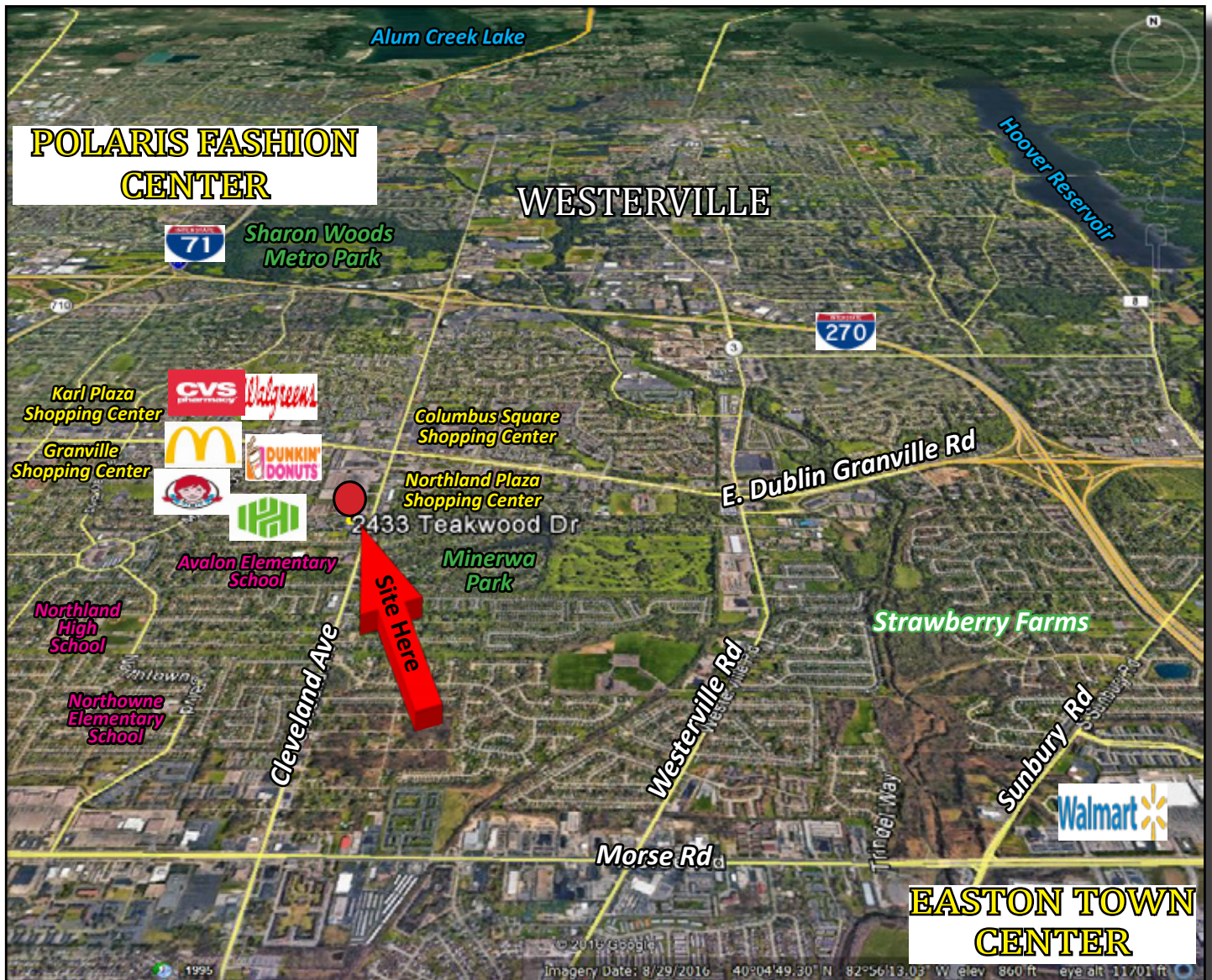
Sketch



**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

Property Location



Great Location!

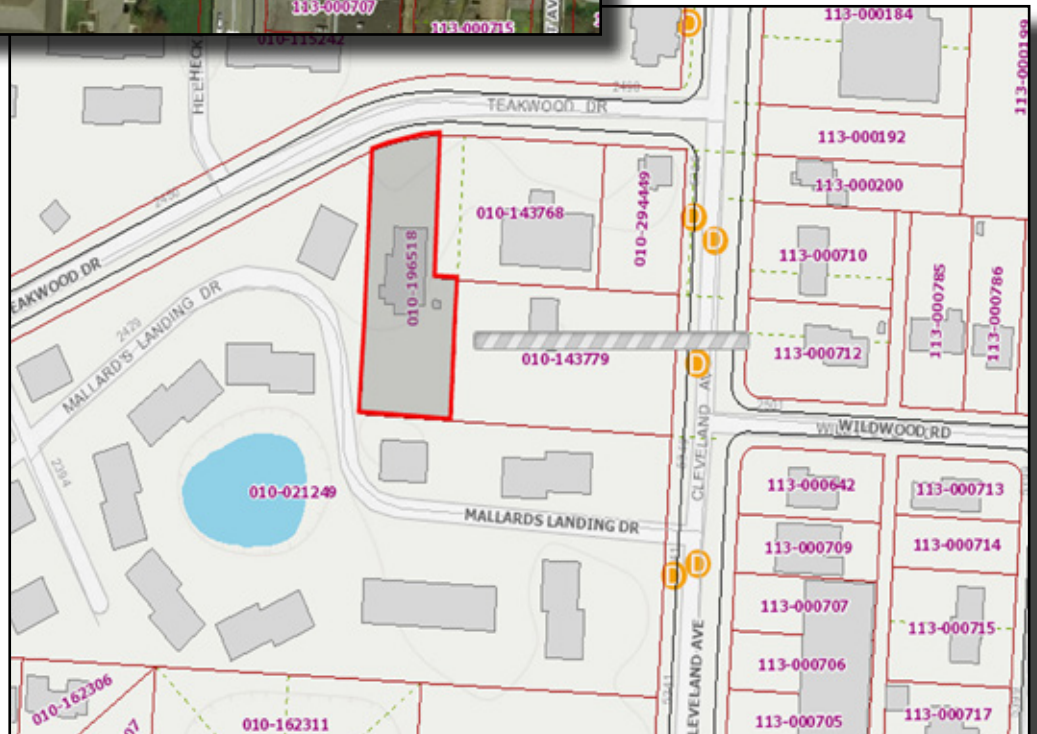
Easy acces to I-270
20 minutes to Downtown Columbus
15 minutes to Columbus Airport



**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

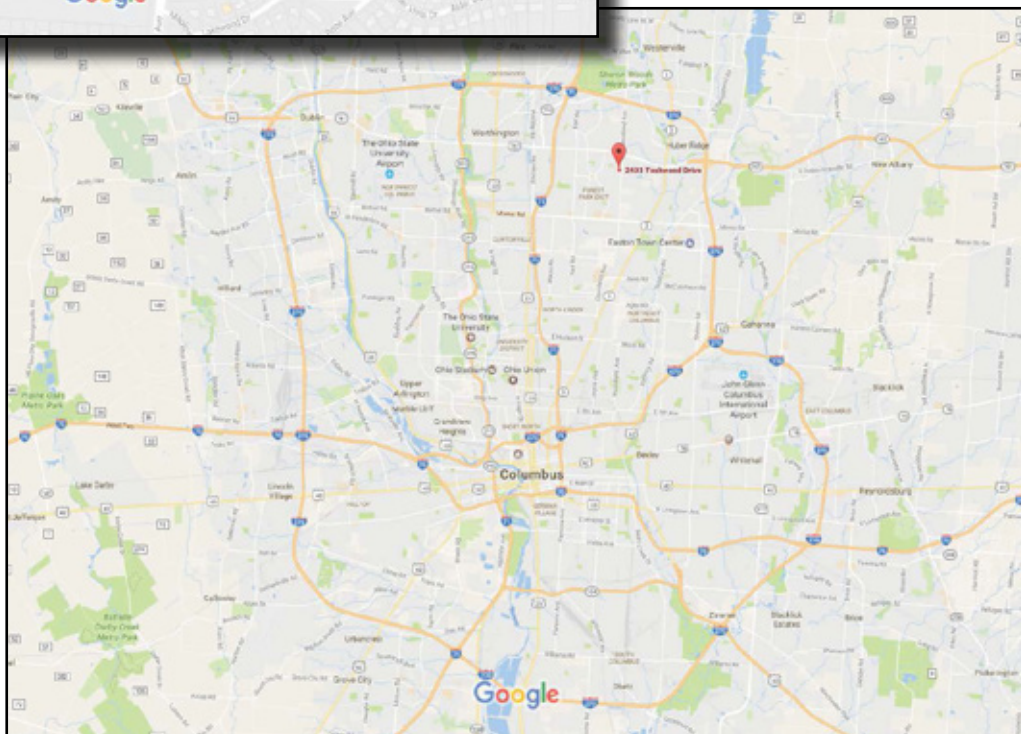
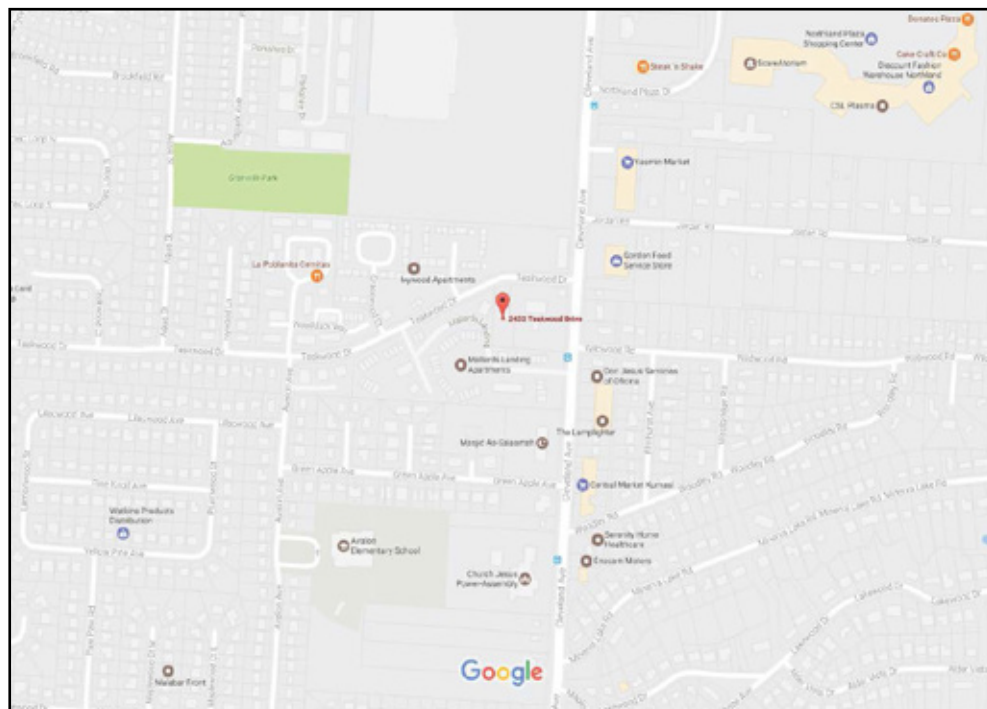
Aerial & Plat Maps



**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

Street Maps



**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

Zoning Map



[AR-12 - Apartment Residential District - click here to see zoning text](#)

City Highlights

REGIONAL OVERVIEW

THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties. This Region represents the coverage area of Columbus 2020's economic development activities.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). Wherever possible, the information and data in this document covers the 11-county region. However, some data is only available at the MSA level and is identified as such in the text, title or source.

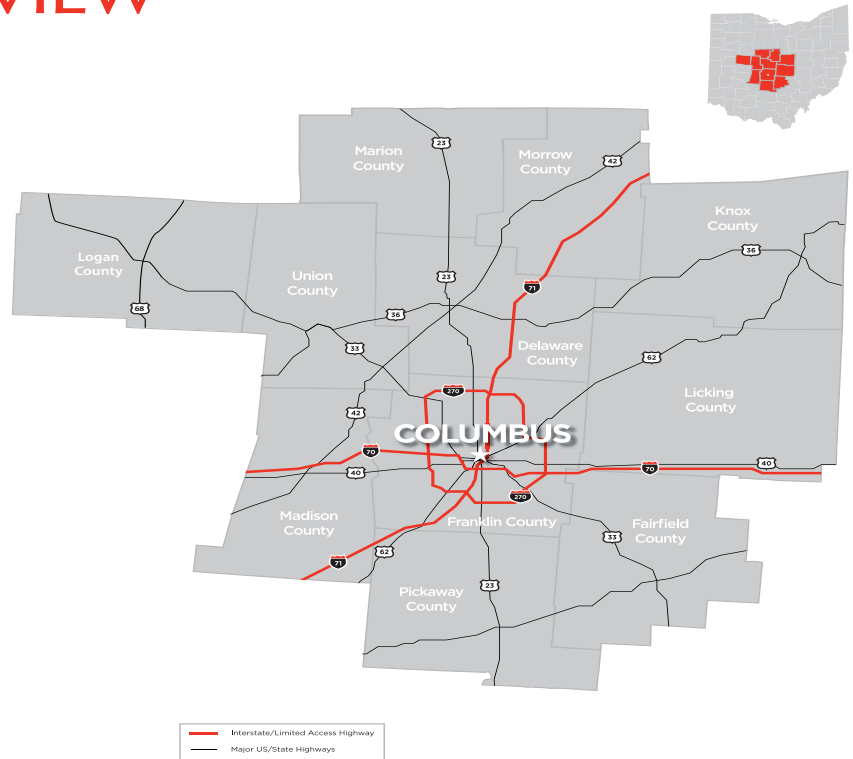
- **Eleven-county** region located in Central Ohio
- Population of **2 million** people
- Population growth rate of 1.3 percent annually
- Ten-county Columbus MSA, **2nd fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- **62** college and university campuses
- More than 140,000 college students
- Home to **15** Fortune 1000 headquarters

COLUMBUS AND FRANKLIN COUNTY

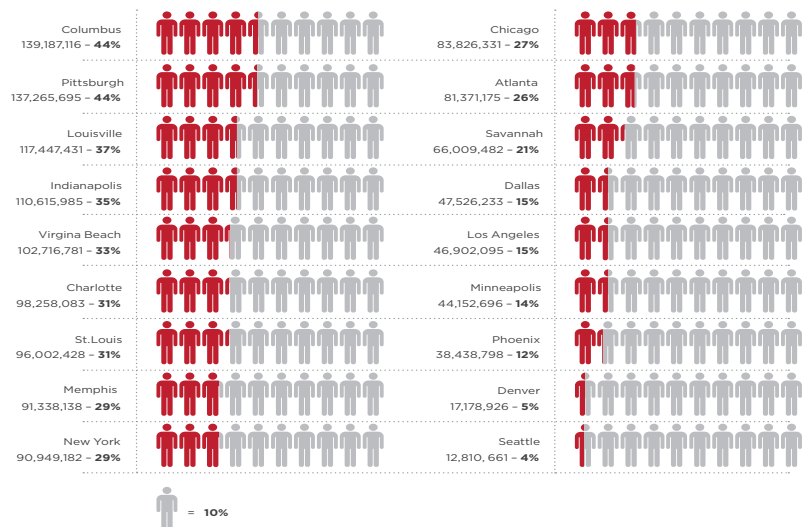
- State capital and **largest Ohio city**
- **15th largest city** in the U.S.

COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- Port Columbus International Airport: **31** destination airports with more than **140** daily flights
- Enhanced freight rail connections to East Coast ports in Norfolk, VA, Baltimore, MD, and Wilmington, NC
- Columbus is within 500 miles of 44 percent of the U.S. population, higher than other major distribution centers in the U.S. (Source: ESRI Business Analyst, 2013)



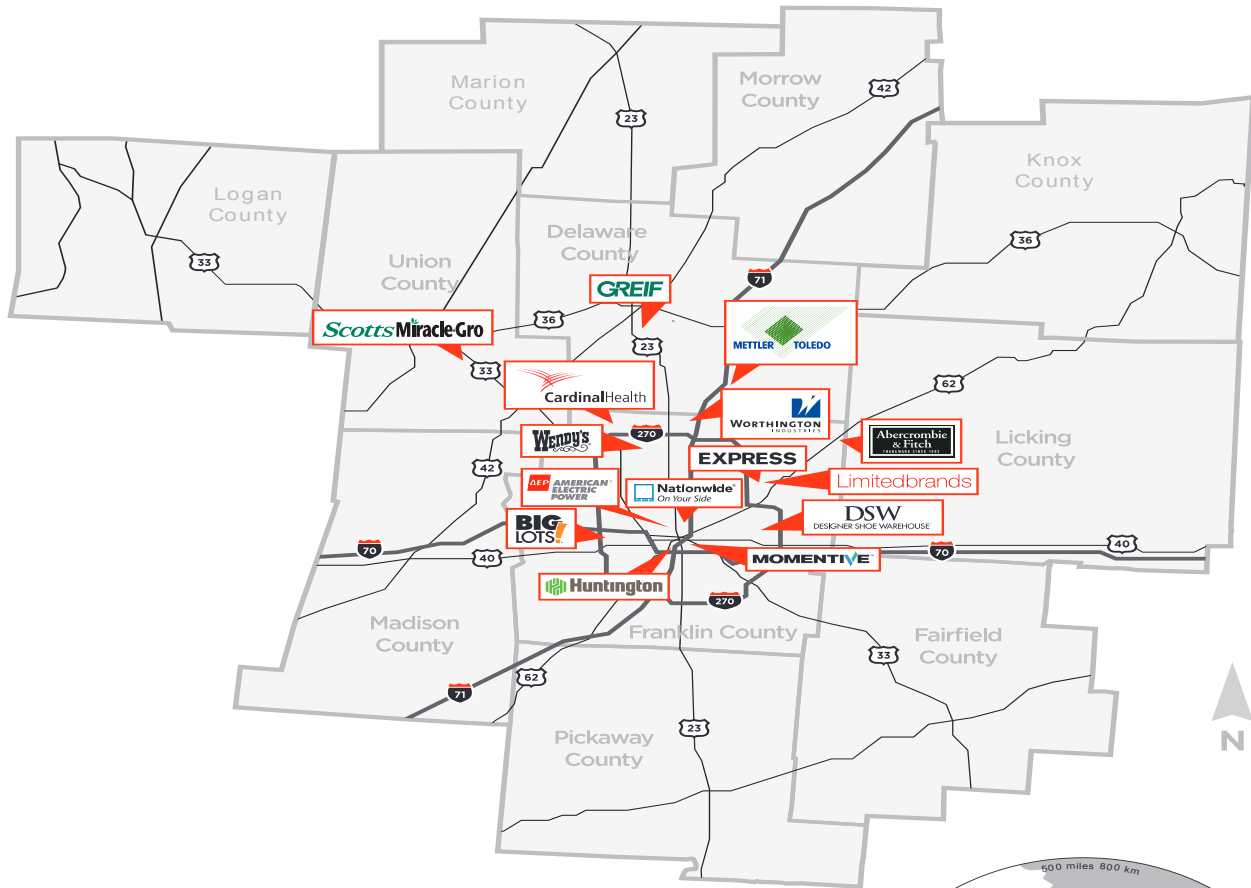
U.S. Population within 500 miles



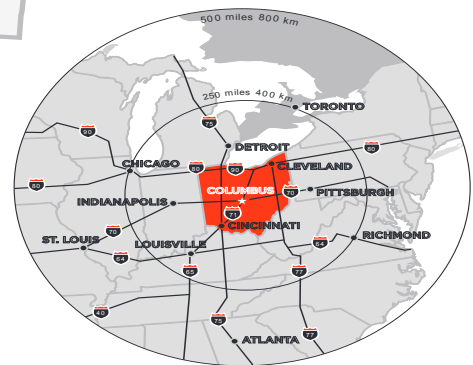
City Highlights

FORTUNE 1000 HEADQUARTERS

THE **COLUMBUS** REGION



— Interstate/Limited Access Highway
— Major US/State Highways



THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.



**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development