

For Sale : \$65,000
34-36 Rodgers Avenue
Columbus OH 43222



PROPERTY FEATURES

- Multi-family with 2 units
- Currently vacant
- Cash/curb offers only
- Total SF +/- 2,044
- Full basement for storage

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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full Multi-Family-Duplex/Double



Status: Active
List Number: 219010770

List Price: \$65,000
Original List Price: \$65,000
Showing Start Date: 04/08/2019
VT:
Zoning:

Parcel #: 010-044090 **Tax District:** 010

Use Code:

For Sale: Yes
Occupancy Rate:
Gross Income: 0
Total Op Expenses: 0
Net Operating Income: 0

Exchange: No
Mortgage Balance:
Assoc/Condo Fee:
Lot Size (Front): 35 120
Acreage: 0.1

Tax Abatement: No **Abatement End Date:** **Tax Incentive:**
Taxes (Yrly): 690 **Tax Year:** 2017 **School District:** COLUMBUS CSD 2503 FRA CO.
Assessment:

General Information

Short Address: 34-36 Rodgers Avenue
Between Street (1): W Broad Street
Between Street (2): Scott St
Dist To Intersxn:

City (Mailing Addr): Columbus
County: Franklin
Mult Parcels/Sch Dis: No
Complex:

Unit/Suite #:
Corp LimitPerAuditor: Columbus
Township: None
Near Interchange:
Zip Code: 43222

Unit Information

	Efficiency	1 Bed	2 Bed	3 Bed	Other
# of Units			2		
Mo.Rent/Unit					
# Units: 2	# of Buildings:	Total Parking:	# of Elevators:	Addl Acceptance Cond: None Known	
Building Sqft: 2,044	Year Built: 1900	Before 1978: Yes	Year Remodeled:		

Features

Air Conditioning:
Alternate Uses:
Auction Info: Auction/Online Bidding: No
Construction:
Efficiency:
Heat Fuel:
Heating:
Miscellaneous:
MLS Primary PhotoSrc: Realtor Provided

New Financing:
Owner Pays:
Other:
Parking Type:
Pre-2012:
Printing Services:
Sale Info:
Services Available:
Tenant Pays:

Property Description

Multi-family with 2 units. Currently vacant. Full basement. Two bed, 1 bath per side. Cash/curb offers

Sold Info

Sold Date: **DOM:** 1 **SP:**
Sold Non-MLS: No
SrCns: **SrAst:**

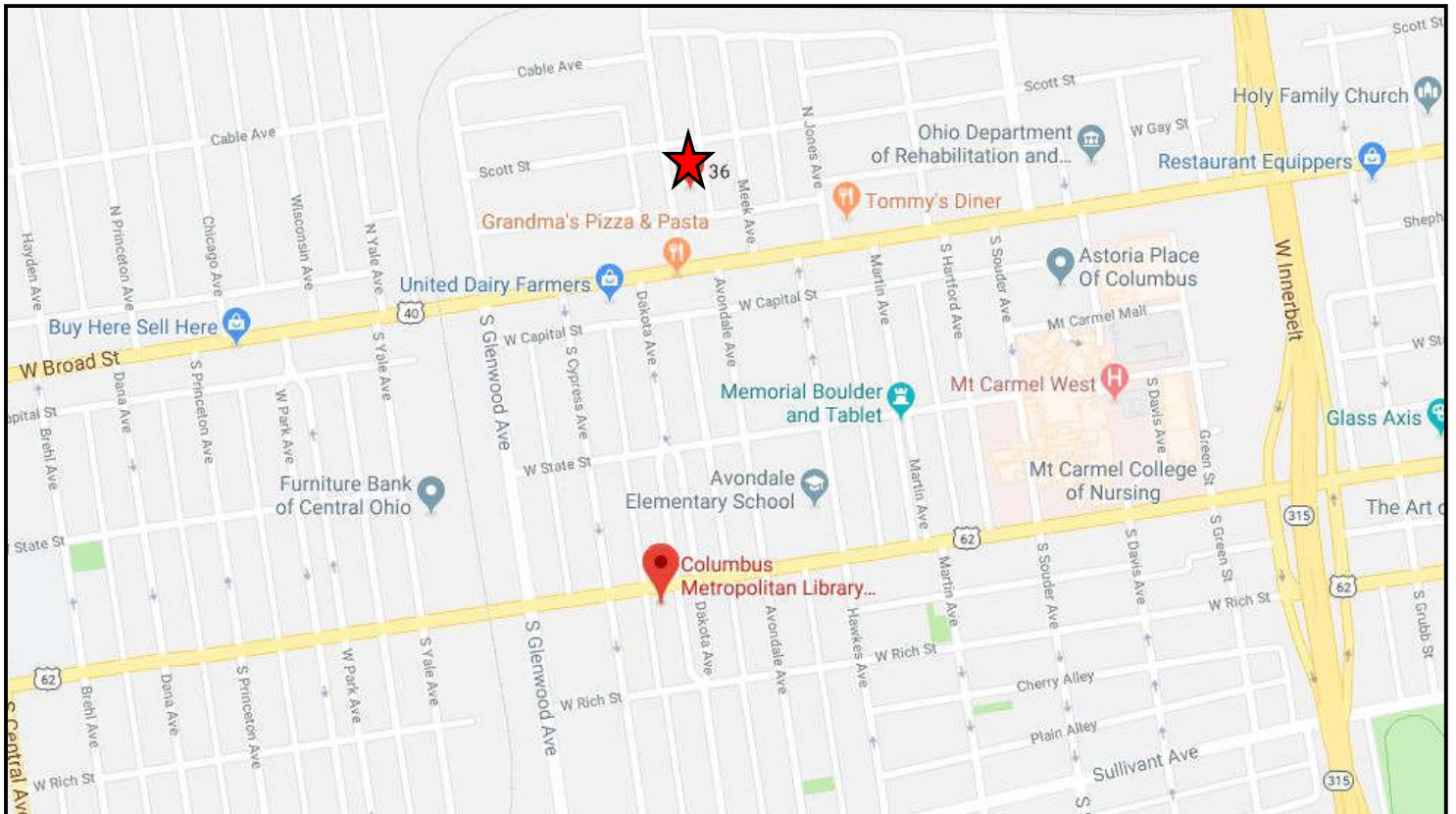
Sold Non-MLS: No

April 08, 2019

Prepared by: Randy J Best

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COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

Source: Columbus Chamber of Commerce

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