

Customer Full

Multi-Family-Duplex



Status: Active
List Number: 225023832

List Price: \$244,998
Original List Price: \$249,999
Active on MLS: 07/14/2025
VT:
Zoning:

Parcel #: 010-065926 Tax District: 010

Use Code:

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

Exchange: Yes
Mortgage Balance:
Assoc/Condo Fee:
Lot Size (Front): 40 120
Acreage: 0.11

Tax Abatement: No
Abatement End Date:

Tax Incentive:

Taxes (Yrly): 2,076

Tax Year: 2024

School District: COLUMBUS CSD 2503
FRA CO.

Assessment:

General Information

Short Address: 2169 Amherst Avenue
Between Street (1): Clarendon
Between Street (2): Whitethorne
Dist To Intersxn:

City (Mailing Addr): Columbus
County: Franklin
Mult Parcels/Sch Dis:
Complex:

Unit/Suite #:
Corp LimitPerAuditor: Columbus
Township: None
Near Interchange:
Zip Code: 43223

Unit Information

	Efficiency	1 Bed	2 Bed	3 Bed	Other
# of Units					
Mo.Rent/Unit					
# Units: 2	# of Buildings:	Total Parking:	# of Elevators:	Addl Acceptance Cond: None Known	
Building Sqft: 1,590	Year Built: 1958	Before 1978: Yes	Year Remodeled:		

Features

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

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

Property Description

(See CR Full 2-Page Report for full text) Nice stucco duplex with large yard, on street parking, big rooms and basement. 2 bed and 1 bath each side. Half of duplex remodeled in 2022 and the other half was remodeled in 2025. There is new flooring, paint, molding. Each side has same floor plan. Unit 2169 currently rented for \$950 / mo. Tenants are long term and pay a \$50 pet fee too. This could be a great owner occupant opportunity or investor deal. Additional 5 units could be purchased if someone wants to buy whole portfolio. Portfolio price: \$1,049,997. Close to amenities. Basement has been re-dry locked. There is new exhaust, counter tops, bathrooms, sink, flooring - All new. Motivated seller. A must see.

Sold Info

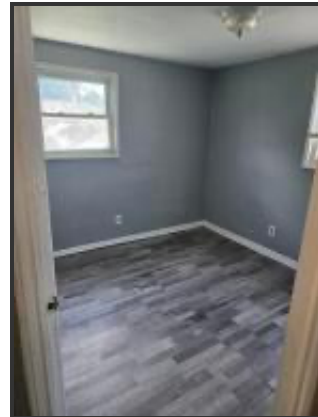
Sold Date: DOM: 51 SP:
Sold Non-MLS: No
Conccssns: SlrAst:
Concession Comments:

Sold Non-MLS: No

September 02, 2025

Prepared by: Andrew A Balalovski

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Andrew A Balalovski on Tuesday, September 02, 2025 1:25 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

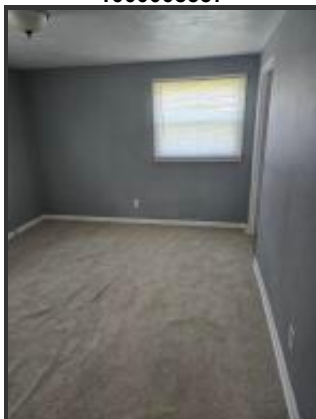
Photos for MLS # 225023832 2169 Amherst Avenue, Columbus, OH 43223**\$244,998****2****1000008342****1000008341****1000008340****1000008339****1000008338**

MLS # 225023832

2169 Amherst Avenue, Columbus, OH 43223

\$244,998

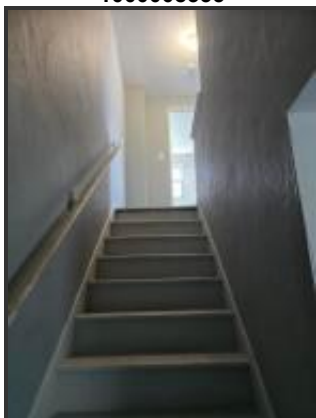
1000008337



1000008336



1000008335



1000008334



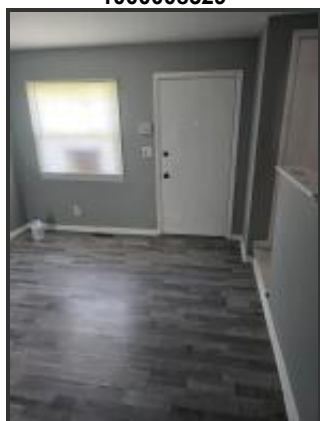
1000008333



1000008332



MLS # 225023832 2169 Amherst Avenue, Columbus, OH 43223

\$244,998**1000008331****1000008330****1000008329****1000008328**