

## Customer Full

## Multi-Family-Duplex



Status: Active  
List Number: 225023832

List Price: \$249,998  
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: Abatement End  
No 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. A must see.

## Sold Info

Sold Date: DOM: 20 SP:  
Sold Non-MLS: No  
Conccssns: SIrAst:  
Concession Comments:

Sold Non-MLS: No

August 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 Saturday, August 02, 2025 4:54 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**

**\$249,998**

**2**



**1000008342**



**1000008341**



**1000008340**



**1000008339**

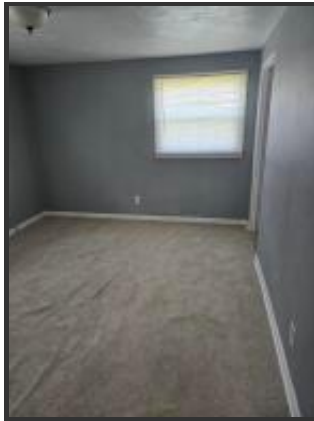
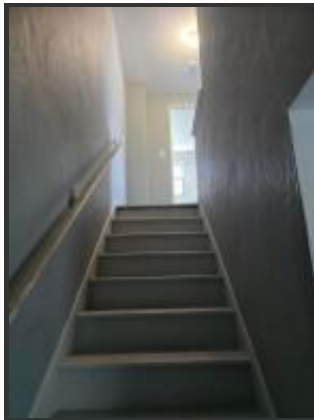


**1000008338**



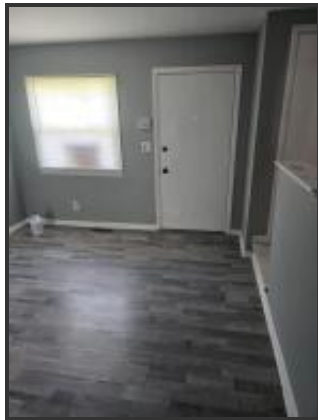
**MLS # 225023832**

2169 Amherst Avenue, Columbus, OH 43223

**\$249,998****1000008337****1000008336****1000008335****1000008334****1000008333****1000008332**

**MLS # 225023832**

2169 Amherst Avenue, Columbus, OH 43223

**\$249,998****1000008331****1000008330****1000008329****1000008328**