

**Customer 1-Page Full Residential-Single Family Freestanding MLS# : 224035763**



**Status:** Active  
**Style:** Cape Cod/1.5 Story  
**Address:** 609 S Napoleon Avenue, Columbus, OH 43213  
**Unit/Suite #:**  
**List Price:** \$140,000  
**Original List Price:** \$140,000  
**Days On Market:** 10

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0								
Up1	0	0	0								
Entry Lvl	3	1	0								
Down 1	0	0	0								
Down 2	0	0	0								
<b>Totals</b>	<b>3</b>	<b>1</b>	<b>0</b>								

**Location**

**Subdiv/Cmplx/Comm:** School District: COLUMBUS CSD 2503 FRA CO. **Corp Lim:** Columbus **Township:** None

**Directions:** GPS

**Showing Considerations:**

**Characteristics**

**SqFt Documented:** 1,003 **Doc SqFt Src:** Realist **Acreage:** 0.12 **Lot Size (Side):**  
**SqFt ATFLS:** 1,003 **ATFLS Source:** Realist **Lot Size (Front):** **Year Built:** 1944  
**Parcel #:** 010-089592 **Tax District:** 010 **Mult Parcels/Sch Dis:** **Built Prior to 1978:** Yes  
**County:** Franklin **Comm Dev Chrg:** No **Assessment:** **Tax Abatement:** No  
**Abatement End Date:**  
**Taxes (Yrly):** 1,880 **Tax Year:** 2023

**Addl Acc Conditions:** None Known

**Complex/Sub Amenities:**

**HOA/COA Y/N:** No

**HOA/COA Fee:** Per:

/

**HOA/COA Fee Includes:**

**Features**

**Air Conditioning:** **Accessibility Features Y/N:** No **Warranty:**  
**Heating:** **Alternate Uses:** **New Financing:**  
**Bsmt:** Yes Desc: Full **Fireplace:** **New Construction:** No  
**Foundation:** Other **Lot Characteristics:** **Approx Complete Date:**  
**Exterior:** **Exterior Amenities:** **Manufactured Housing Y/N:** No  
**Rooms:** **Water Source:** Public Water Source **Manufactured Housing:**  
**Parking:** On Street **Sewer:** Public Sewer **Leased Items:**  
**Garage/EnclosdSpaces:** 0 **Tax:**  
**Interior Amenities:**

**Property Description:** Nice cape cod home for sale with new electric and ample parking behind home, plus there is a shed! Solid, nice floor plan. Previously a rental, currently vacant. Second story has 2 rooms. Was rented out for \$1,200/ mo. Conveniently located between E. Broad and E. Main St. Property is a great home with a full basement. Perfect for new owner / investor. Property sells as is and is agent owned. Owner will do a 1031 exchange. Make offer.

**October 16, 2024**

**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. © 2024 [MLS](#) and [FBS](#). Prepared by Andrew A Balalovski on Wednesday, October 16, 2024 1:48 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 # 224035763 609 S Napoleon Avenue, Columbus, OH 43213

\$140,000

3



1

RESIDENTIAL BUILDING	
Case Number	1
Area Code	610-088-0000 ON PLASTER LOT
Style	CRAFTS CDD
Executive Model Type	1 1/2 STORY/2 BDRM.
Year Built	1994
Year Remodeled	
Structure Year	1994
Finished Area Above Grade	1000
Finished Area Below Grade	0
Number of Stories	1.0
Condition	NEEDS WORK
Walls	24 PT/2CH/1/2H
Floors	3
Wood/Decking/Finish	Deck: 0 Openings: 0
Garage Space	
Pool/Spa	
Basement	
Living Area	1
Kitchen	1
Bathrooms	2
Carport	1
Living Room	1
Bedrooms	1
Basement	FULL BASEMENT
Recreation Room (Sq Ft)	
Unfinished Area (Sq Ft)	
FINISHED AREA (SQ FT)	
Level 1	144
Attic	280
Unfinished Above Grade	200
Total Finished Area	300

2



4



100027186



100027185



MLS # 224035763

609 S Napoleon Avenue, Columbus, OH 43213

\$140,000

1000027182



1000027183



1000027184



1000027181



1000027180



1000027179



MLS # 224035763

609 S Napoleon Avenue, Columbus, OH 43213

\$140,000

1000027176



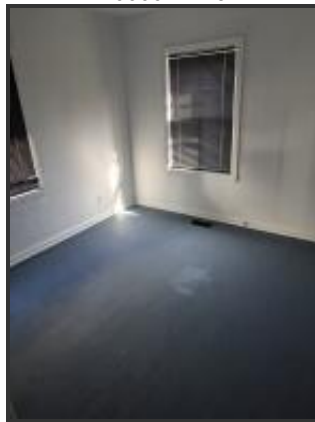
1000027177



1000027178



1000027175



1000027174



1000027170





MLS # 224035763

609 S Napoleon Avenue, Columbus, OH 43213

\$140,000

100027171



100027172



100027169



100027168



100027167

