



List Number: 221005775      Status: Pending      List Price: \$249,000  
 Listing Service:      Original List Price: \$249,000      List Price Sqft: \$31.97  
 VT:

Parcel #: 010-004637      Previous Use: Apts. Over Retail  
 Use Code: 429 - OTHER RETAIL      Tax District: 010      Zoning: Commercial  
 STRUCTURES

For Sale: Yes      For Lease: No      Exchange: Yes  
 Occupancy Rate:      Mortgage Balance:

Gross Income: 0      Assoc/Condo Fee:  
 Total Op Expenses: 0      Addl Acc Cond: None Known  
 NOI: 0

Tax Abatement: No      Abatement End Date:      Tax Incentive: No  
 Taxes (Yrly): 1,655.28      Tax Year: 2019      Possession: Closing  
 Assessment:

**General Information**

Address: 1338 W Broad Street      Unit/Suite #:      Zip Code: 43222      Tax District: 010  
 Between Street: Hayden Ave. & Princeton Ave.      City: Columbus      Corp Limit: Columbus  
 Complex:      County: Franklin      Township: None  
 Dist To Interchange:      Mult Parcels/Sch Dis: No      Near Interchange:

**Building Information**

Total SqFt Available: 7,789      Minimum Sqft Avail: 7,789      Max Cont Sqft Avail: 7,789  
 Bldg Sq Ft: 7,789      Acreage: 0.13      Lot Size:  
 # Floors AboveGround: 2      # Units:      Parking Ratio/1000:  
 # of Docks: 0      # Drive-In Doors: 0      Total Parking:  
 Year Built: 1900      Year Remodeled:      Bay Size:  
 Traffic CountPerDay:

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

**Financials**

Lease Rate \$/Sq Ft: 0      Term Desired:  
 Expenses Paid by L:      Will LL Remodel:  
 T Reimburses L: Curr Yr Est \$/SF TRL: 0      Finish Allow/SQFT \$:  
 T Contracts Directly:      Pass Exp Over BaseYr:  
 Curr Yr Est \$/SF TRL: 0      Exp Stop \$:  
 Curr Yr Est \$/SF LL:

**Features**

Heat Fuel:      Electric:  
 Heat Type:      Misc Int & Ext Info:  
 Electric:  
 Services Available:  
 Construction:  
 Sprinkler:  
 Mult Use: Bank; Church; Entertainment; Multi-Family; Office; Restaurant; Retail  
 New Financing:      MLS Primary PhotoSrc: Realtor Provided

**Property Description**

Great investment opportunity in a high traffic location close to downtown and in the heart of Franklinton! Great for owner / user or investor. Buy separate (priced for separate purchase) or together with all property in portfolio which includes 2 lots at 39-41 & 30-32 Princeton Ave., 110 & 122 Wisconsin St., 884 Scott St., 1238-85 & 1338-42 W. Broad St. Price for the whole portfolio is \$610,000. Make offer! All properties are located in quickly developing Franklinton and will not last long on the market! Curb offers only on all properties. Don't disturb tenants!

**Sold Info**

Sold Date:      DOM: 7      SP:  
 Sold Non-MLS: No      Sold Non-MLS: No  
 SirCns:      SirAst:

Sold Non-MLS: No      Prepared by: Andrew A Balalovski  
 March 25, 2021

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Status: Pending  
 Style: 2 Story  
 Address:  
 884 Scott Street, Columbus, OH 43222  
 Unit/Suite #:

List Price: \$99,000  
 Original List Price: \$99,000  
 Days On Market: 7  
 Possession: Closing

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	4	1	0								
Up1	0	0	0								
Entry Lvl	0	0	0								
Down 1	0	0	0								
Down 2	0	0	0								
Totals	4	1	0								

**Location**

Subdiv/Cmplx/Comm:

School District: COLUMBUS CSD 2503 FRA CO.

Corp Lim: Columbus

Township: None

Directions:

Characteristics

SqFt Documented: 1,540

SqFt ATFLS: 1,540

Parcel #: 010-059107

County: Franklin

Doc SqFt Src: Realist

ATFLS Source: Realist

Tax District: 010

Comm Dev Chrg: No

Acreage: 0.07

Lot Size (Front): 41

Mult Parcels/Sch Dis:

Assessment:

Possession: Closing

Lot Size (Side): 78

Year Built: 1900

Built Prior to 1978: Yes

Tax Abatement: No

Abatement End Date:

Taxes (Yrly): 709.1 Tax Year: 2019

Addl Acc Conditions: None Known

Complex/Sub Amenities:

Tenant Occupied: No

HOA/COA Y/N: No

HOA/COA Fee: Per:

/

HOA/COA Fee Includes:

HOA/COA Transfer Fee: Reserve Contribution:

**Features**

Air Conditioning:

Heating:

Bsmt: Yes Desc: Full

Foundation: Other

Exterior:

Rooms:

Parking: On Street

Garage/EnclosdSpaces: 0

Interior Amenities:

Accessibility Features Y/N: No

Alternate Uses:

Fireplace:

Lot Characteristics:

Exterior Amenities:

Warranty:

New Financing:

New Construction: No

Approx Complete Date:

Manufactured Housing Y/N: No

Manufactured Housing:

Leased Items:

Tax:

Property Description: Great dream home for a buyer! Buy separate (priced for separate purchase) or together with all property in portfolio which includes 2 lots at 39-41 & 30-32 Princeton Ave., 110 & 122 Wisconsin St., 884 Scott St., 1238-85 & 1338-42 W. Broad St. Price for the whole portfolio is \$610,000. Make offer! All properties are located in quickly developing Franklinton and will not last long on the market! Curb offers only on all properties. Don't disturb tenants!

Dir Neg w/Sell Perm: No

March 25, 2021

Prepared by: Andrew A Balalovski

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Status: Pending  
List Number: 221005773

List Price: \$95,000  
Original List Price: \$95,000  
VT:  
Zoning: Two Family

Parcel #: 010-050411 Tax District: 010

Use Code: 520 - 2-FAM DWELL:PLATTED LOT

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): 33 100  
Acreage: 0.08

Tax Abatement: No Abatement End Date: Tax Incentive:

Taxes (Yrly): 834.42 Tax Year: 2019  
Assessment:

School District: COLUMBUS CSD 2503 FRA CO.

#### General Information

Short Address: 1283 W Broad Street 85  
Between Street (1): Princeton Ave.  
Between Street (2): Dana Ave.  
Dist To Intersxn:

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

Unit/Suite #: 85  
Corp LimitPerAuditor: Columbus  
Township: None  
Near Interchange:  
Zip Code: 43222

#### Unit Information

	Efficiency	1 Bed	2 Bed	3 Bed	Other
# of Units					
Mo.Rent/Unit					
# Units: 2	# of Buildings: 1	Total Parking:	# of Elevators:	Addl Acceptance Cond: None Known	
Building Sqft: 2,610	Year Built: 1900	Before 1978: Yes	Year Remodeled:		

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

#### Property Description

Great duplex for a buyer! Live in one side. Rent the other side or both.... Your choice! Buy separate (priced for separate purchase) or together with all property in portfolio which includes 2 lots at 39-41 & 30-32 Princeton Ave., 110 & 122 Wisconsin St., 884 Scott St., 1238-85 & 1338-42 W. Broad St. Price for the whole portfolio is \$610,000. Make offer! All properties are located in quickly developing Franklinton and will not last long on the market! Curb offers only on all properties. Don't disturb tenants!

#### Sold Info

Sold Date: DOM: 7 SP:  
Sold Non-MLS: No  
SlrCns: SlrAst:

Sold Non-MLS: No

March 25, 2021

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Status: Pending  
 Style: 1 Story  
 Address:  
 110 Wisconsin Avenue, Columbus, OH 43222  
 Unit/Suite #:

List Price: \$59,000  
 Original List Price: \$59,000  
 Days On Market: 7  
 Possession: Closing

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0								
Up1	0	0	0								
Entry Lvl	4	1	0								
Down 1	0	0	0								
Down 2	0	0	0								
Totals	4	1	0								

**Location**

Subdiv/Cmplx/Comm:

School District: COLUMBUS CSD 2503 FRA CO.

Corp Lim: Columbus

Township: None

Directions:

Characteristics

SqFt Documented: 1,168  
 SqFt ATFLS: 1,168  
 Parcel #: 010-000182  
 County: Franklin

Doc SqFt Src: Realist  
 ATFLS Source: Realist  
 Tax District: 010  
 Comm Dev Chrg: No

Acreage: 0.08  
 Lot Size (Front): 31  
 Mult Parcels/Sch Dis:  
 Assessment:  
 Possession: Closing

Lot Size (Side): 106  
 Year Built: 1900  
 Built Prior to 1978: Yes  
 Tax Abatement: No  
 Abatement End Date:  
 Taxes (Yrly): 559.82 Tax Year: 2019

Addl Acc Conditions: None Known  
 Complex/Sub Amenities:  
 Tenant Occupied: Yes

HOA/COA Y/N: No  
 HOA/COA Fee: Per:

/  
 HOA/COA Fee Includes:  
 HOA/COA Transfer Fee:

Reserve Contribution:

**Features**

Air Conditioning:  
 Heating:  
 Bsmt: Yes Desc: Crawl; Partial  
 Foundation: Other  
 Exterior:  
 Rooms: 1st Flr Owner Suite  
 Parking: On Street  
 Garage/EnclosdSpaces: 0  
 Interior Amenities:

Accessibility Features Y/N: No

Alternate Uses:  
 Fireplace:  
 Lot Characteristics:  
 Exterior Amenities:

Warranty:  
 New Financing:  
 New Construction: No  
 Approx Complete Date:  
 Manufactured Housing Y/N: No  
 Manufactured Housing:  
 Leased Items:  
 Tax:

Property Description: Great dream home for a buyer! Buy separate (priced for separate purchase) or together with all property in portfolio which includes 2 lots at 39-41 & 30-32 Princeton Ave., 110 & 122 Wisconsin St., 884 Scott St., 1238-85 & 1338-42 W. Broad St. Price for the whole portfolio is \$610,000. Make offer! All properties are located in quickly developing Franklinton and will not last long on the market! Curb offers only on all properties. Don't disturb tenants!

Dir Neg w/Sell Perm: No  
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Status: Pending  
 Style: 2 Story  
 Address:  
 122 Wisconsin Avenue, Columbus, OH 43222  
 Unit/Suite #:

List Price: \$45,000  
 Original List Price: \$45,000  
 Days On Market: 7  
 Possession: Closing

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

**Location**

Subdiv/Cmplx/Comm:

School District: COLUMBUS CSD 2503 FRA CO.

Corp Lim: Columbus

Township: None

Directions:

Characteristics

SqFt Documented: 1,286  
 SqFt ATFLS: 1,286  
 Parcel #: 010-011161  
 County: Franklin

Doc SqFt Src: Realist  
 ATFLS Source: Realist  
 Tax District: 010  
 Comm Dev Chrg: No

Acreage: 0.08  
 Lot Size (Front): 31  
 Mult Parcels/Sch Dis:  
 Assessment:  
 Possession: Closing

Lot Size (Side): 106  
 Year Built: 1900  
 Built Prior to 1978: Yes  
 Tax Abatement: No  
 Abatement End Date:  
 Taxes (Yrly): 629.14 Tax Year: 2019

Addl Acc Conditions: None Known  
 Complex/Sub Amenities:  
 Tenant Occupied: No

HOA/COA Y/N: No  
 HOA/COA Fee: Per:

/  
 HOA/COA Fee Includes:  
 HOA/COA Transfer Fee:

Reserve Contribution:

**Features**

Air Conditioning:

Heating:

Bsmt: Yes Desc: Full

Foundation: Other

Exterior:

Rooms:

Parking: On Street

Garage/EnclosdSpaces: 0

Interior Amenities:

Accessibility Features Y/N: No

Alternate Uses:

Fireplace:

Lot Characteristics:

Exterior Amenities:

Warranty:

New Financing:

New Construction: No

Approx Complete Date:

Manufactured Housing Y/N: No

Manufactured Housing:

Leased Items:

Tax:

Property Description: Great dream home for a buyer! Buy separate (priced for separate purchase) or together with all property in portfolio which includes 2 lots at 39-41 & 30-32 Princeton Ave., 110 & 122 Wisconsin St., 884 Scott St., 1238-85 & 1338-42 W. Broad St. Price for the whole portfolio is \$610,000. Make offer! All properties are located in quickly developing Franklinton and will not last long on the market! Curb offers only on all properties. Don't disturb tenants!

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Status: Pending  
List Number: 221005763

List Price: \$19,900  
Original List Price: 19,900  
VT:

Parcel #: 010-006638  
Addl Parcel Numbers:  
Previous Use:  
Tax District: 010

Traffic Count PerDay:  
Zoning: Residential

Acreage: 0.11  
Minimum Acreage:  
Minimum SF Avail:  
Tillable Acres:  
Lot Size (Front): 31

Lot Size (Side): 150  
Lot Characteristics:  
Max Contiguous SF Av:  
Road Frontage:  
Useable Acres:

Res Dwelling/Other Structure: No  
# of Dwellings: 0  
Year Built:  
Building Sq Ft:

Year Remodeled:  
# of Buildings:  
Built Prior to 1978: No  
Possession: Closing

#### General Information

Address: 39 S Princeton Avenue  
Between Street: Cable Ave. & W. Broad St.  
Subdiv/Cmplx/Comm:  
Dist To Intersxn:

Unit/Suite #:  
City: Columbus  
County: Franklin  
Multiple Parcels:

Zip Code: 43222  
Corp Limit: Columbus  
Township: None  
School District: COLUMBUS CSD 2503 FRA CO.

#### Financials

Gross Income: 0  
Tax Abatement: No  
Taxes (Yrly): 65.58  
For Sale: Yes  
For Lease: No  
For Exchange: Yes

Tax Incentive: No  
Abatement End Date:  
Tax Year: 2019  
Price Per Acre:  
Addl Acceptance Cond: None Known

Net Operating Income: 0  
Total Expenses: 0  
Assessment:  
Mortgage Balance:

#### Features

Services Available:  
Construction:  
Miscellaneous:  
MLS Primary PhotoSrc: Realtor Provided  
Property Description

Great lot for sale to build your dream home, add on as a side yard to your home or have a community garden! Buy separate or together with another lot located at 30-32 Princeton Ave. Price reflects individual purchase only. If bought together with additional lot, asking price is \$40,000 for both. Want to be an investor? Additional property can be purchased together or separately outside these land lots. Call for more information. Whole portfolio includes these 2 lots, 110 & 122 Wisconsin St., 884 Scott St., 1238-85 & 1338-42 W. Broad St. Price for the whole portfolio is \$610,000. Make offer! All properties are located in quickly developing Franklinton and will not last long on the market! Curb offers only on all properties. Don't disturb tenants!  
Sold Info

Sold Date:

DOM: 7

SP:

Sold Non-MLS: No

Selling Brokerage Lic #:  
Sold Non-MLS: No  
March 25, 2021

SlrCns:

SlrAst:

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Status: Pending  
List Number: 221005762

List Price: \$19,900  
Original List Price: 19,900  
VT:

Parcel #: 010-024650  
Addl Parcel Numbers:  
Previous Use:  
Tax District: 010

Traffic Count PerDay:  
Zoning: Residential

Acreage: 0.07  
Minimum Acreage:  
Minimum SF Avail:  
Tillable Acres:  
Lot Size (Front): 31

Lot Size (Side): 92  
Lot Characteristics:  
Max Contiguous SF Av:  
Road Frontage:  
Useable Acres:

Res Dwelling/Other Structure: No  
# of Dwellings: 0  
Year Built:  
Building Sq Ft:

Year Remodeled:  
# of Buildings:  
Built Prior to 1978: No  
Possession: Closing

#### General Information

Address: 30 S Princeton Avenue  
Between Street: W. Capital & W. State  
Subdiv/Cmplx/Comm:  
Dist To Intersxn:

Unit/Suite #:  
City: Columbus  
County: Franklin  
Multiple Parcels: No

Zip Code: 43222  
Corp Limit: Columbus  
Township: None  
School District: COLUMBUS CSD 2503 FRA CO.

#### Financials

Gross Income: 0  
Tax Abatement: No  
Taxes (Yrly): 52.26  
For Sale: Yes  
For Lease: No  
For Exchange: Yes

Tax Incentive:  
Abatement End Date:  
Tax Year: 2019  
Price Per Acre:  
Addl Acceptance Cond: None Known

Net Operating Income: 0  
Total Expenses: 0  
Assessment:  
Mortgage Balance:

#### Features

Services Available:  
Construction:  
Miscellaneous:  
MLS Primary PhotoSrc: Realtor Provided  
Property Description

Great lot for sale to build your dream home, add on as a side yard to your home or have a community garden! Buy separate or together with another lot located at 39-41 Princeton Ave. Price reflects individual purchase only. If bought together with additional lot, asking price is \$40,000 for both. Want to be an investor? Additional property can be purchased together or separately outside these land lots. Call for more information. Whole portfolio includes these 2 lots, 110 & 122 Wisconsin St., 884 Scott St., 1238-85 & 1338-42 W. Broad St. Price for the whole portfolio is \$610,000. Make offer! All properties are located in quickly developing Franklinton and will not last long on the market! Curb offers only on all properties. Don't disturb tenants!

#### Sold Info

Sold Date: DOM: 7 SP:  
Sold Non-MLS: No  
SlrCns: SlrAst:

Selling Brokerage Lic #:  
Sold Non-MLS: No  
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