

For Sale



Sale Price
\$995,000

Available Area
± 6,468 Square Feet

Available Parking
Street Parking

Parcel Number
010-001234

Amount of Units
7 Total (100% Occupancy)

Buildings Available
1 Total

Multi-Family For Sale Near Ohio State Campus
2054 N Fourth Street, Columbus, Ohio 43201

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4608 Sawmill Road, Columbus, Ohio 43220

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2054 N Fourth Street, Columbus, Ohio 43201

About The Property

2054 N Fourth Street presents a rare opportunity to acquire a fully leased, income-producing multifamily asset in the heart of Columbus. The ± 6,468 Sq Ft property consists of seven residential unit brick town-homes, and is offered for sale at \$995,000.

With 100% occupancy and an established tenant base, the property provides immediate cash flow and investment stability. Located along the North Fourth Street corridor, the asset benefits from convenient access to Downtown Columbus, The Ohio State University, major employment centers, public transportation, dining, retail, and neighborhood amenities.

The building includes 2 and 3-Bedroom Town-home units with basements for extra storage. Many units have natural hardwood flooring. The very well maintained building includes: all furnaces and hot water tanks (which have been updated), all units include a range, refrigerator, washer, and dryer.

The property's attractive urban location appeals to a broad tenant pool, while it's proximity to key Columbus destinations supports long-term residential demand. The property's size and configuration offers investors a well-positioned multifamily holding in one of Central Ohio's strongest rental markets.

An excellent opportunity for investors seeking a stabilized multifamily asset with current income and long-term appreciation potential in the Columbus market.





536 S Third Street, Columbus, OH 43215

Nearby Amenities



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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. *Line Drawings are Approximate*

THE CITY OF COLUMBUS

Major Regional Employers

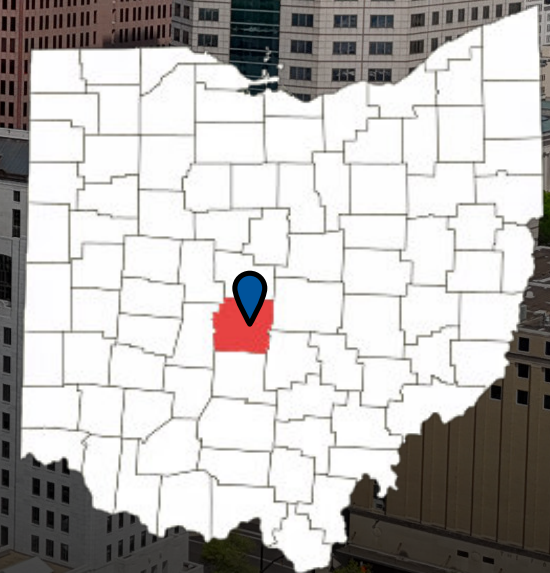


Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio-One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.



Demographics



Area Population

2,230,960



Area Households

826,729



Average Income

\$67,000

Major Nearby Interstates



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