

618 Neil Avenue  
Columbus, OH 43215

For Sale

HUGE PRICE REDUCTION  
NOW \$895,000



## HIGHLY VISIBLE LOCATION IN HISTORIC VICTORIAN VILLAGE

Property Size: 18,416 SF  
on 0.19 acres

Sales Price: \$895,000

Franklin County Parcel #:  
010-066956-00

- 1 block from Goodale Park at signalized intersection of Neil and Goodale Avenues; visible to 10,700+ vehicles per day at intersection as well as I-670 traffic
- Current use is not for profit church
- Zoning is R4 - Residential in the City of Columbus allowing for redevelopment to residential or other supported use
- Short walking distance to vibrant Short North, Arena District including hockey and baseball stadiums, Downtown Columbus and much more

All of the contained information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



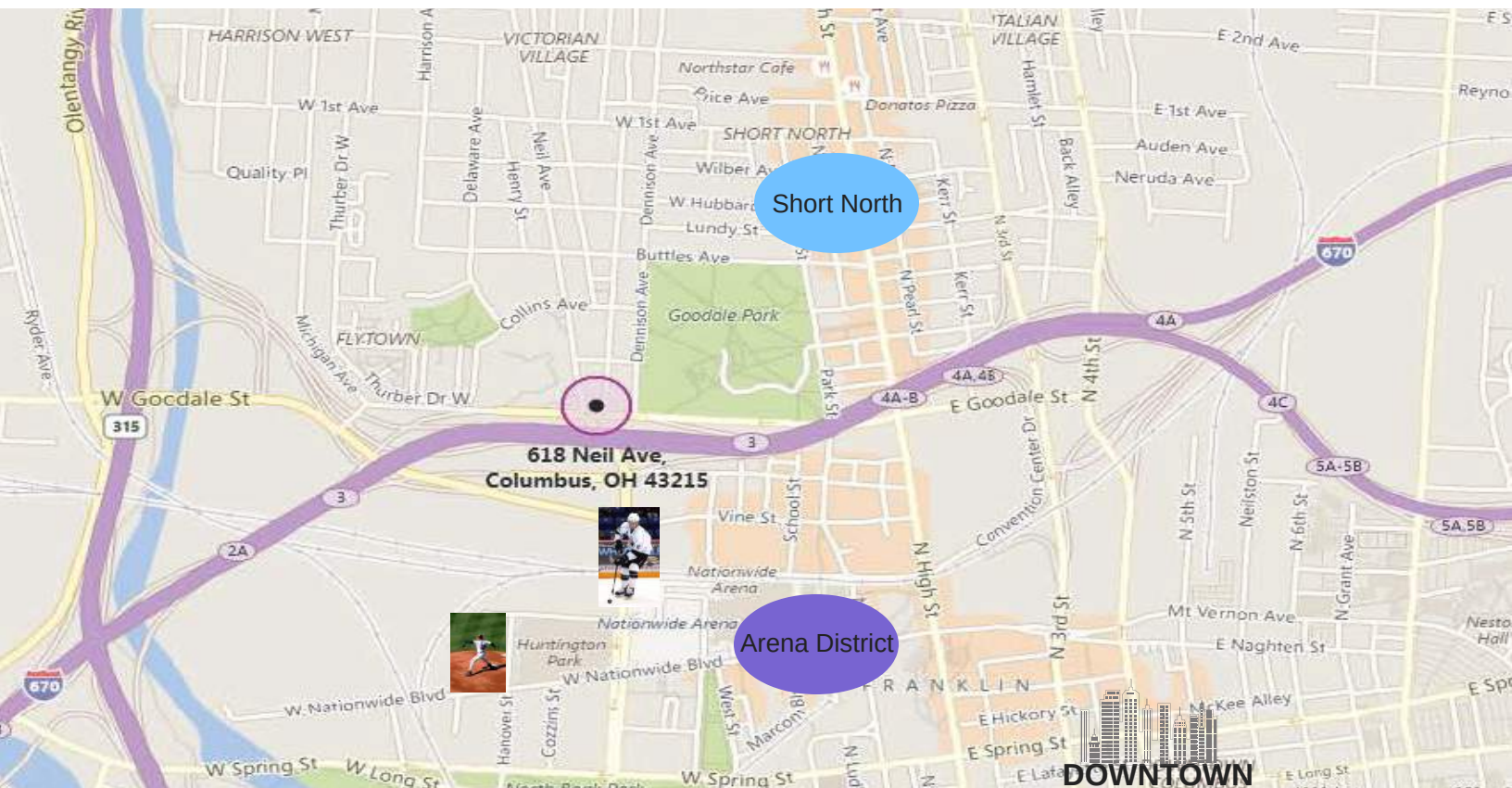
Allen C. Faires, CCIM  
614.545.4093  
afaires@AlterraRE.com

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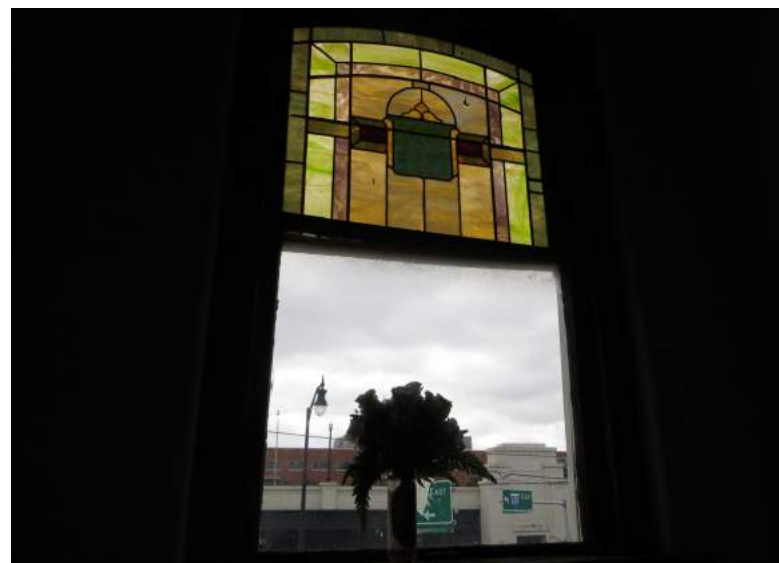
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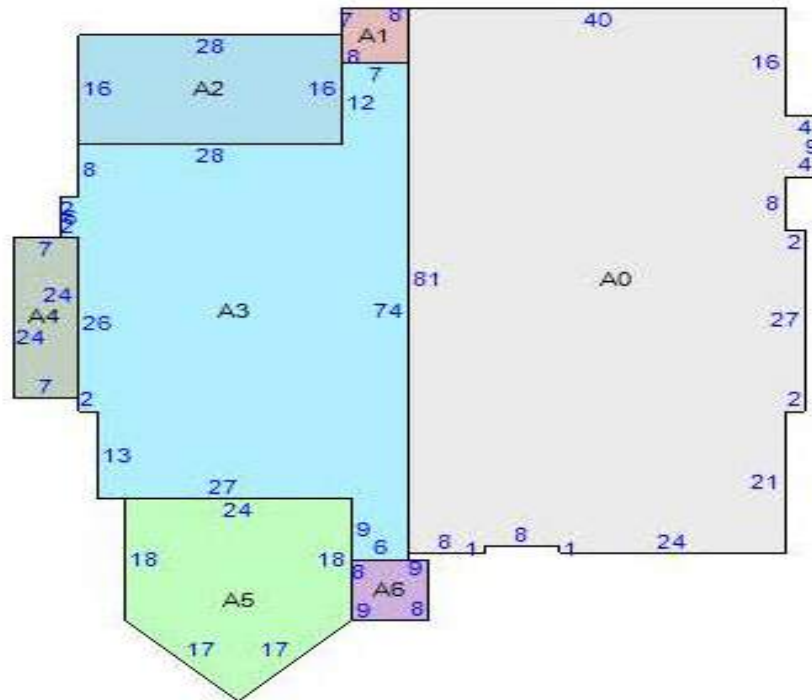


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Item	Area
- 102: FO BSMT	6397
A1 - MSP: MASONRY STOOP	56
- 063: RELIGIOUS INST	168
A2 - SKE: SKETCH ONLY	448
A0 - 063: RELIGIOUS INST	6325
A3 - SKE: SKETCH ONLY	1979
- 063: RELIGIOUS INST	72
A4 - SKE: SKETCH ONLY	168
- 063: RELIGIOUS INST	5454
A5 - SKE: SKETCH ONLY	576
A6 - SKE: SKETCH ONLY	72

Franklin County Auditor

## 3332.039 - R-4 residential district.

- A. In an R-4 residential district the following uses are permitted:
1. One single-family dwelling;
  2. One, two-family dwelling meeting R-2F standards;
  3. A dwelling containing a minimum of three dwelling units and a maximum of four dwelling units;
  4. A multiple dwelling development;
  5. An agricultural use, farm, field crops, garden, greenhouse, nursery and a truck garden;
  6. A religious facility;
  7. A school;
  8. A public park, playground and recreation facility;
  9. A public library;
  10. A city approved soil conservation and watershed protection project, and water filter bed, reservoir and tower;
  11. A public and parochial college and university (other than trade or business institution);
  12. An adult and child day care center as an accessory use when located within a school or religious facility building.
- B. Each use shall conform to respective area district standards unless otherwise specifically provided.

(Ord. 1877-02 § 2 (part).)

### **Development Standards**