

**4436 WESTPORT ROAD  
COLUMBUS, OH 43228**

**Development Land For Sale 12.48 Acres With 1,400 LF of I-270 Frontage**



- ★ Hot location in the “WESTON” redevelopment area just south of the former Westland Mall mixed use project, Hollywood Casino & Mitt Romney owned Havenwood Townhomes Apartment Community.
- ★ The property is owned by the “Central Ohio Community Improvement Corporation” and projects that contribute to the economic and social mission of this entity including affordable housing, social services and job creation are of particular interest.
- ★ Seller will allow a developer a reasonable contingency period to obtain the necessary zoning and governmental approvals for the proposed re-development project.

**OFFERED FOR SALE @ \$675,000 or \$54,087 / Acre**

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Bill Hamilton**

(614) 324-6715 - Office Direct

(614) 395-4098 - Cell

[BHamilton@C1Realty.com](mailto:BHamilton@C1Realty.com)

**Steve Holzer**

(614) 324-6718 - Office Direct

(614) 374-8231 - Cell

[SHolzer@C1Realty.com](mailto:SHolzer@C1Realty.com)

**Commercial One Realtors**

1515 Bethel Road

Columbus, Ohio 43220

(614) 451-5100

[www.CommercialOneRealtors.com](http://www.CommercialOneRealtors.com)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



Est. 1912

**Commercial  
·ONE·  
REALTORS**



## **PROPERTY OVERVIEW**

1. **Address:** 4436 Westport Road, Columbus OH, 43228
2. **Parcel #: (4 Parcels):** (240-000084, 240-001784, 240-005204 & 140-000224)
3. **Land Area:** Total 12.48 Acres
4. **Zoning:** MFR-12 in Prairie Township & Apartment Residential in Franklin County
5. **Flood Plain:** None
6. **Auditors Value:** \$661,700

The subject property is located within the area previously occupied by the former Lincoln Park West Apartment Community which is now owned by R.G. Townhomes, LLC (Mitt Romney).

This 12.48 Acre portion of the apartment complex was razed by the current owner (Central Ohio Community Improvement Corporation). The subject site is located in an area of high density affordable multi-family residential uses and is identified as “High Density Multi-Family or Commercial” in the Westland Area Interim Development Framework which is available upon request.



