

FOR SALE/LEASE



**3250 W Henderson Road
Columbus, OH 43220**

Sale: \$565,000 for 8,664 SF
7% Cap Rate with upside

Available Space for Lease:
Lower Level - 1,213 SF - \$9.00 Gross PSF



PROPERTY HIGHLIGHTS

- Office condo in Henderson Park - great for owner/user
- Convenient location on highly trafficked Henderson Road. Easy access to SR 315, I-270 and Sawmill Road
- Visible monument signage
- Professionally managed condo association
- Well maintained; updated property exterior.

All of the above 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.

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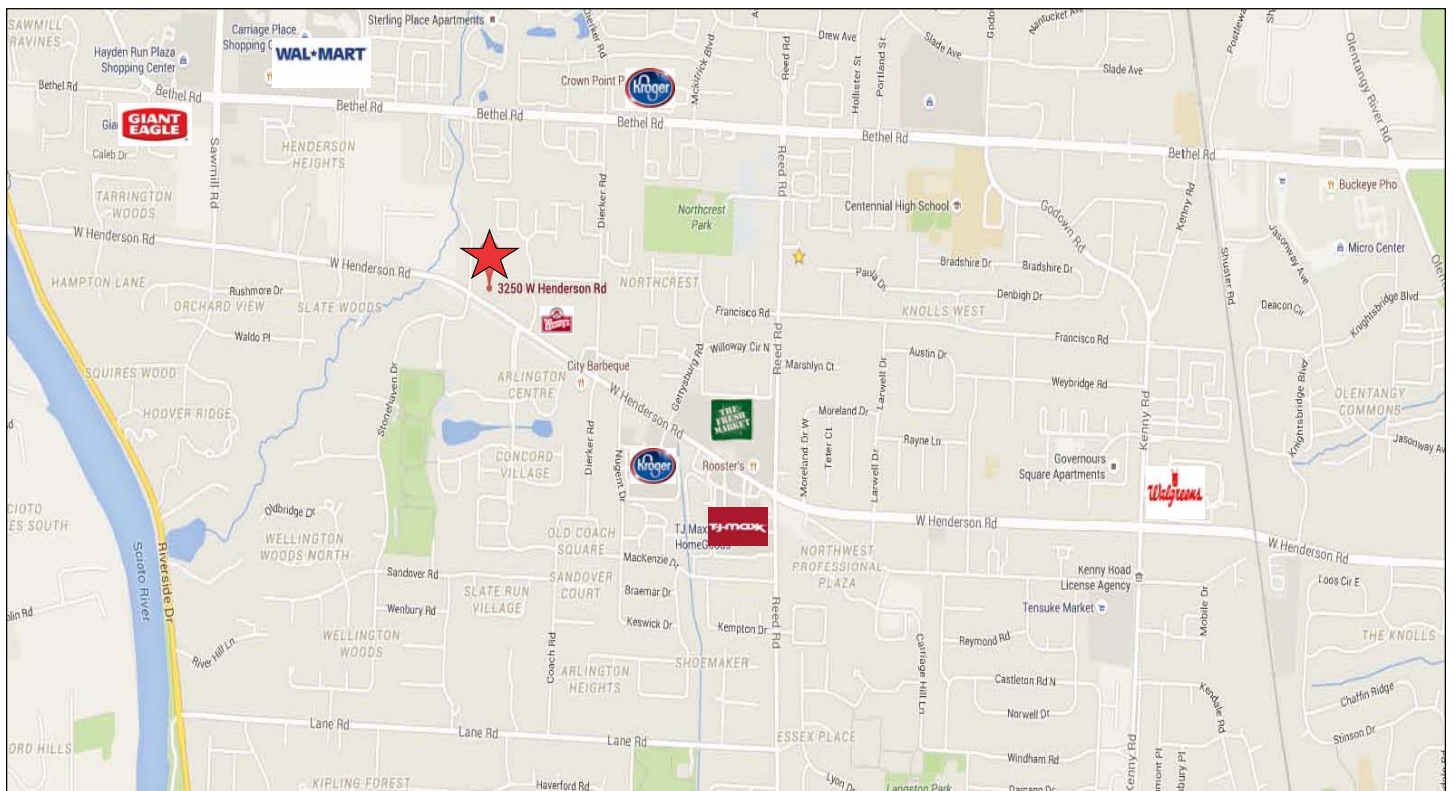
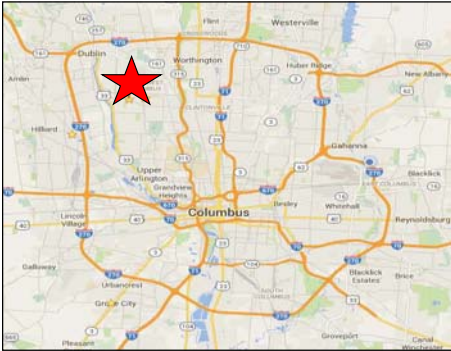
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