



SALE

839, 841 & 845 W BROAD ST

Columbus, OH 43222



SALE PRICE **\$974,900**

OFFERING SUMMARY

Lot Size:	0.17 Acres
Year Built:	1926
Building Size:	6,000 SF
Renovated:	2018
Zoning:	LC4 - Limited Regional Scale Commercial District
Market:	Columbus
Submarket:	Downtown
Price / SF:	\$162.48

LOCATION OVERVIEW

This property is located in the Franklinton neighborhood of downtown Columbus. It is at the corner of W Broad Street and S Souder Avenue, just west of OH-315. This property is minutes to the heart of downtown and has quick access to major freeways.

PROPERTY HIGHLIGHTS

- Currently occupied by Owner, willing to remain but rents well below market with NOI of about \$38,000 per year. Property underwent FULL renovation in 2018. Great opportunity for investor to place new tenant, even at below market rate of \$14/SF MG the property NOI would be \$75K. Motivated ownership.
- 0.17 Acres with 6,006 SF of fully renovated office/mixed use space. Multiple entrances, several restrooms, open areas and private offices. 845 W Broad can be used as office or apartment rental and has also been fully remodeled. Great property for mixed use, live/work, etc. Renovations included all interior finishes, exterior upgrades, new roof, new HVAC. Highly visible in desirable Franklinton market, located within opportunity zone.

PROPERTY WEBSITE

bit.ly/839wBroadSt

CBC-ASPIRE.COM

Bill Davis
614 588 7561
bdavis@cbc-aspire.com



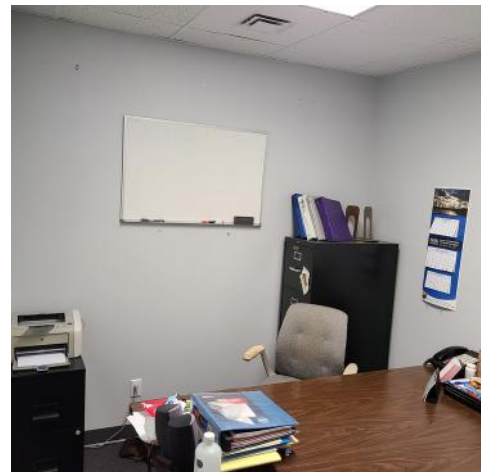
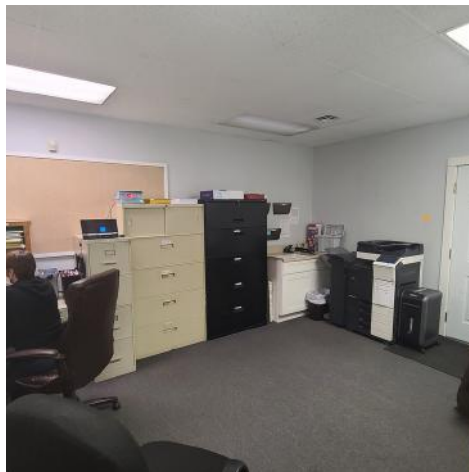
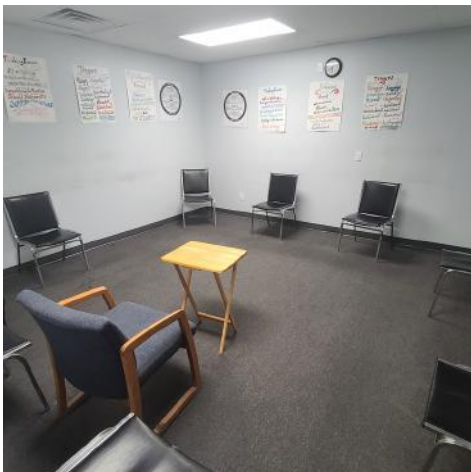
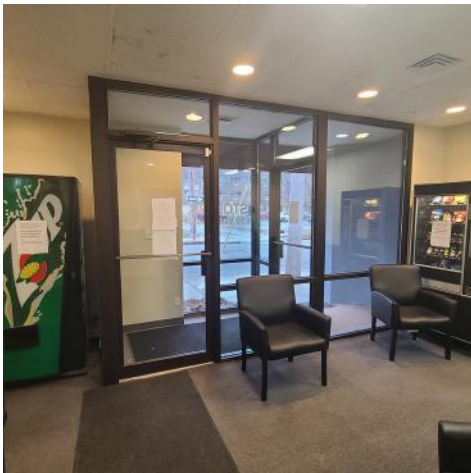
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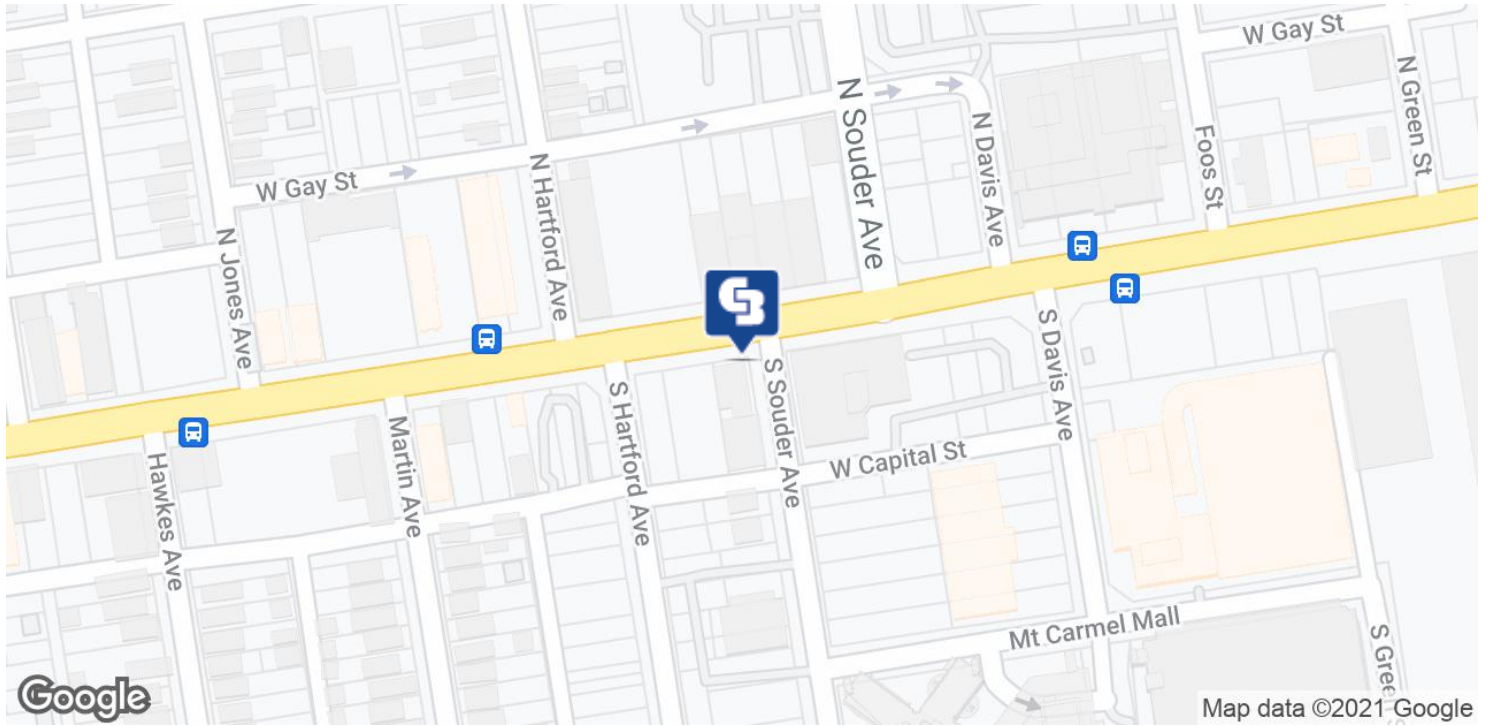
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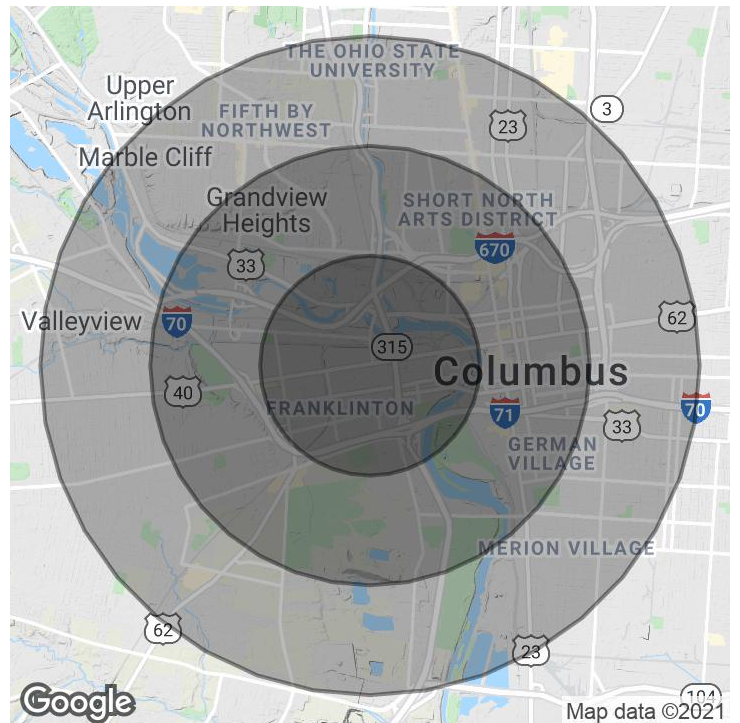


POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,216	45,344	118,903
Average age	30.4	32.0	31.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,520	20,715	51,498
# of persons per HH	2.5	2.2	2.3
Average HH income	\$39,321	\$57,126	\$51,989
Average house value	\$239,682	\$258,374	\$225,471

* Demographic data derived from 2010 US Census

CROSS STREETS	DIR	YEAR	COUNT
W Broad St & S Souder Ave	TMC	2018	4,461 DV
SR 315 at W Broad St	2-Way	2010	82,970 AADT



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