

## MULTI-TENANT OFFICE BUILDING

FOR SALE | \$1,125,000

676 Brook Hollow  
Gahanna, OH 43230

Parcel ID: 025-011310-00

Renovated multi unit building with convenient freeway access. Optimal for an owner user seeking passive income from other tenants. The property has been impeccably maintained and features exterior signage plus an outdoor area.

[Photo Link](#)

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## Property Specs.

- 5 Unit Building
- 8,088 Building SF
- .67 Acre site
- 2 ADA common area restrooms
- 2 unit full bathrooms
- 6 in unit kitchenettes
- 29 total parking spaces (Fully repaved lot in 2023)
- Partially sprinklered
- Slab on grade 2x4 construction
- Submetered electric & gas
- 600 Amp single phase
  - Common area: 100 amp
  - Suite 101: 150 amp
  - Suite 102: 200 amp
  - Suite 103: 150 amp
  - Suite 104: 150 amp
  - Suite 201: 150 amp







Suite 101

1,475~ SF  
Kitchenette  
Conference Room  
Private office suites





# Suite 102

1,922~ SF

2 Kitchenettes

1 Full bathroom

Conference room

Reception area





Suite 103

1,257~ SF  
Kitchenette  
Conference area



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Suite 104

1,1040~ SF  
Kitchenette

Private entrance from exterior



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# Suite 201

1,210~ SF  
Kitchenette  
1 Full bathroom  
Open layout





2 ADA compliant common area restrooms



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<b>Unit</b>	<b>Base Rent</b>	<b>Net Charges</b>	<b>Lease Start</b>	<b>Lease End</b>
101	\$1,711.85		3/11/22	3/11/25
102	\$2,652.25	\$275.00	9/1/21	8/31/26
103	\$2,500.00	\$489.29		9/31/2024
104				
201	\$1,650.00	\$750.77	7/5/23	7/5/26
Total	\$8,514.10	\$1,515.06		

Total Monthly Income            \$10,029.16