

COMMERCIAL REAL ESTATE PROPERTY **FOR SALE OR LEASE**

1071 S. High St, Columbus, OH

OFFERED AT \$740,000

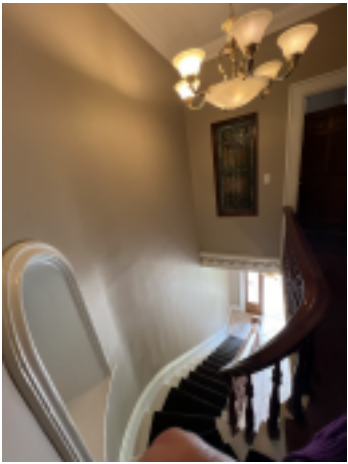


PROPERTY FEATURES

- ✔ Zoned C (Commercial)
- ✔ 2,932 SF on Three Floor Levels
- ✔ Ideal Office Location for Attorney, CPA, Real Estate or other business professional services
- ✔ Rare Monument Signage on High St., Columbus
- ✔ Right next to Starbucks coffee
- ✔ Free on-site parking space (15+ total including ADA)
- ✔ Excellent visibility and high-volume traffic
- ✔ I-71 and Greenlawn Ave. access within 2 minute drive
- ✔ Built in 1871
- ✔ Near municipal court, recorders/auditor's office, common pleas court and statehouse buildings
- ✔ Lease rate \$17.95 gross/Sale price \$795,000

COMMERCIAL REAL ESTATE PROPERTY FOR SALE OR LEASE.

2,932 SF Office Space Available, zoned C, over Three Floor Levels on 0.24-acre lot. Beautiful historic building, excellent bones, built in 1871. Prime Office Location for an attorney, CPA, real estate or other business professional service with Rare Monument Signage visible on High St. Ampel on-site parking space for employees and customers (15+ spaces including ADA) and Starbucks coffee located directly next to building. Easy freeway access to I-71 (less than 2-minute drive) from Greenlawn Ave., with continuous high-volume traffic flow. Near municipal court, recorders/auditor's office, common pleas court and other statehouse/downtown buildings. The interior features hardwood flooring in the majority of room spaces, 1 full bath w/ shower, 2 half baths and a 2nd floor level kitchenette. The 1st level porch on side and back and 2nd floor levels with walkout porch/balcony. The 3rd floor level feature beautiful stained glass windows in separate room, overall perfect for short people and inventory storage.



Franklin County Auditor - Michael Stinziano 010-004580-00

| | | | |
|---------------------------|--|----------------------------|------------------------------------|
| Owner Name | 1071 SOUTH HIGH LLC | Prop. Class | C - Commercial |
| Site Address | 1071 S HIGH ST | Land Use | 470 - DWELLING CONVERTED TO OFFICE |
| Legal Descriptions | 1071 S HIGH ST KNOPP 60'NE LOT 3 | Tax District | 010 - CITY OF COLUMBUS |
| Owner Address | 157 E DESHLER AVE COLUMBUS OH 43206 | Sch. District | 2503 - COLUMBUS CSD |
| Transfer Date | 09/28/2023 | App Nbrhd | X1604 |
| Transfer Price | .00 | Tax Lien | No |
| Instrument Type | QE | CAUV Property | No |
| | | Owner Occ. Credit | 2023: No 2024: No |
| | | Homestead Credit | 2023: No 2024: No |
| | | Rental Registration | No |
| | | Board of Revision | No |
| | | Zip Code | 43206 |
| | | Annual Taxes | 8,288.76 |
| | | Taxes Paid | 4,144.38 |
| | | Calculated Acreage | .24 |
| | | Legal Acreage | .00 |

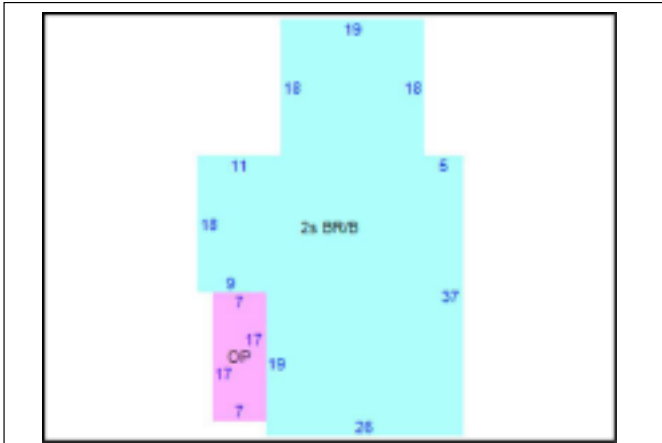
| | Current Market Value | | | Taxable Value | | |
|---------------|----------------------|-----------|-----------|---------------|----------|-----------|
| | Land | Improv | Total | Land | Improv | Total |
| Base | \$156,800 | \$167,400 | \$324,200 | \$54,880 | \$58,590 | \$113,470 |
| TIF | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Exempt | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$156,800 | \$167,400 | \$324,200 | \$54,880 | \$58,590 | \$113,470 |
| CAUV | \$0 | | | | | |

Building Data

| | | | |
|----------------------|------|-------------------|---|
| Year Built | 1871 | Full Baths | 1 |
| Finished Area | 2932 | Half Bath | |
| Rooms | 7 | Heat/AC | 1 |
| Bedrms | 2 | Wood Fire | / |
| Dining Rooms | 0 | Stories | 2 |

Sketch Legend

0 2s BR/B 1466 Sq. Ft.
 1 OP - 13: OPEN FRAME PORCH 119 Sq. Ft.
 1 PAVING ASP - PA1: PAVING ASPHALT 3500 Sq. Ft.



Disclaimer: The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



TONYA MARIE SWARTZ
LICENSED REAL ESTATE CONSULTANT
MOBILE: 614.571.8336
EMAIL: TMARIEREALTY711@GMAIL.COM
WORK: TONYA@HOMEROUNDS.COM
WEBSITE: WWW.TMARIEREALTY.COM
WEBSITE: WWW.HOMEROUNDS.COM



MIKE MCNULTY / PARTNER
HR COMMERCIAL
TENANT ADVISORY SERVICES
1056 Ridge St. Columbus, OH 43215
MOBILE: 614.554.1768
OFFICE: 614.769.7325
EMAIL: MIKE@COMMERCIALREPS.COM



Britney Choina
Account Executive
614.816.4281
britney@rresohio.com