



360° VIRTUAL TOUR

Property Description

Prime medical office investment opportunity in Midtown Columbus! Morehouse School of Medicine currently leases the building. Morehouse has leased the property since July of 2023 and recently renewed its lease for three (3) years. The building is approximately 1,760 square feet and features a large waiting room, built-in file storage, co-working areas, private offices, and three bathrooms. With a prime location, flexible zoning, and a credit tenant with a 3-year lease in place, this building offers unlimited potential for an office building investor.

Property Highlights

- - Currently at 100% occupancy, offering immediate returns
- - 1,760 SF building, ideal for office or medical use
- - Renovated in 2019 for modern functionality
- - Zoned RO - Residential Office

Offering Summary

Sale Price:	\$220,000
Lot Size:	0.13 Acres
Building Size:	1,760 SF
NOI:	\$13,208.70
Cap Rate:	6.0%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	164	1,024	4,300
Total Population	400	2,285	9,559
Average HH Income	\$36,770	\$37,434	\$44,081

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Income Summary

Gross Income	\$18,600
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Expenses Summary

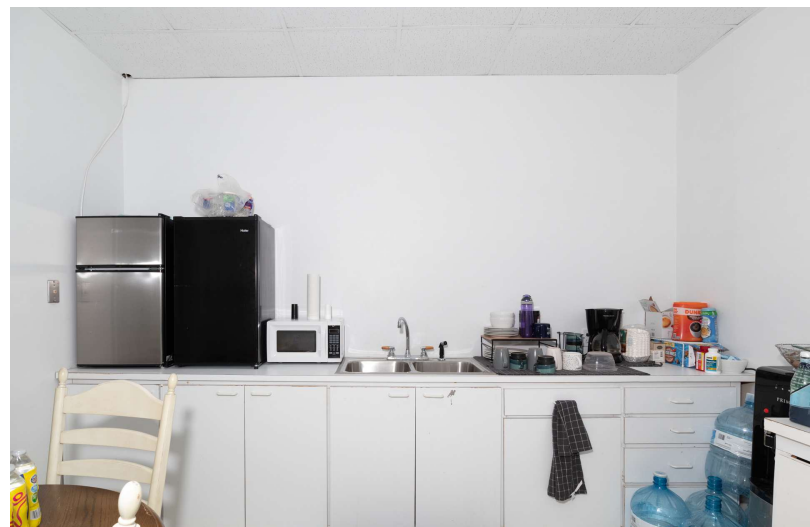
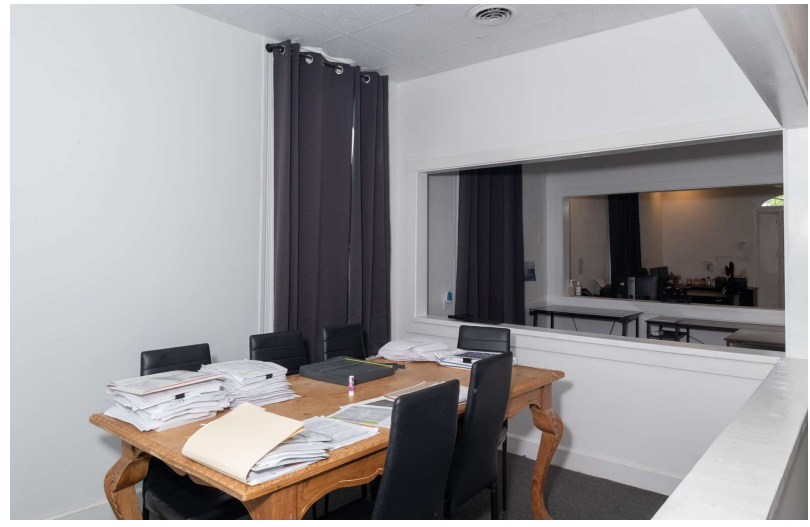
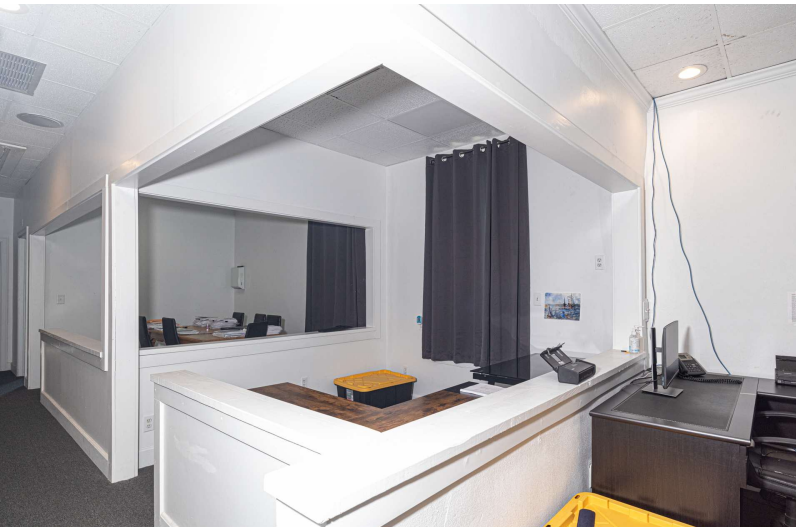
Taxes	\$2,391
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Insurance	\$1,800
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Grounds	\$1,200
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Operating Expenses	\$5,391
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Net Operating Income	\$13,209
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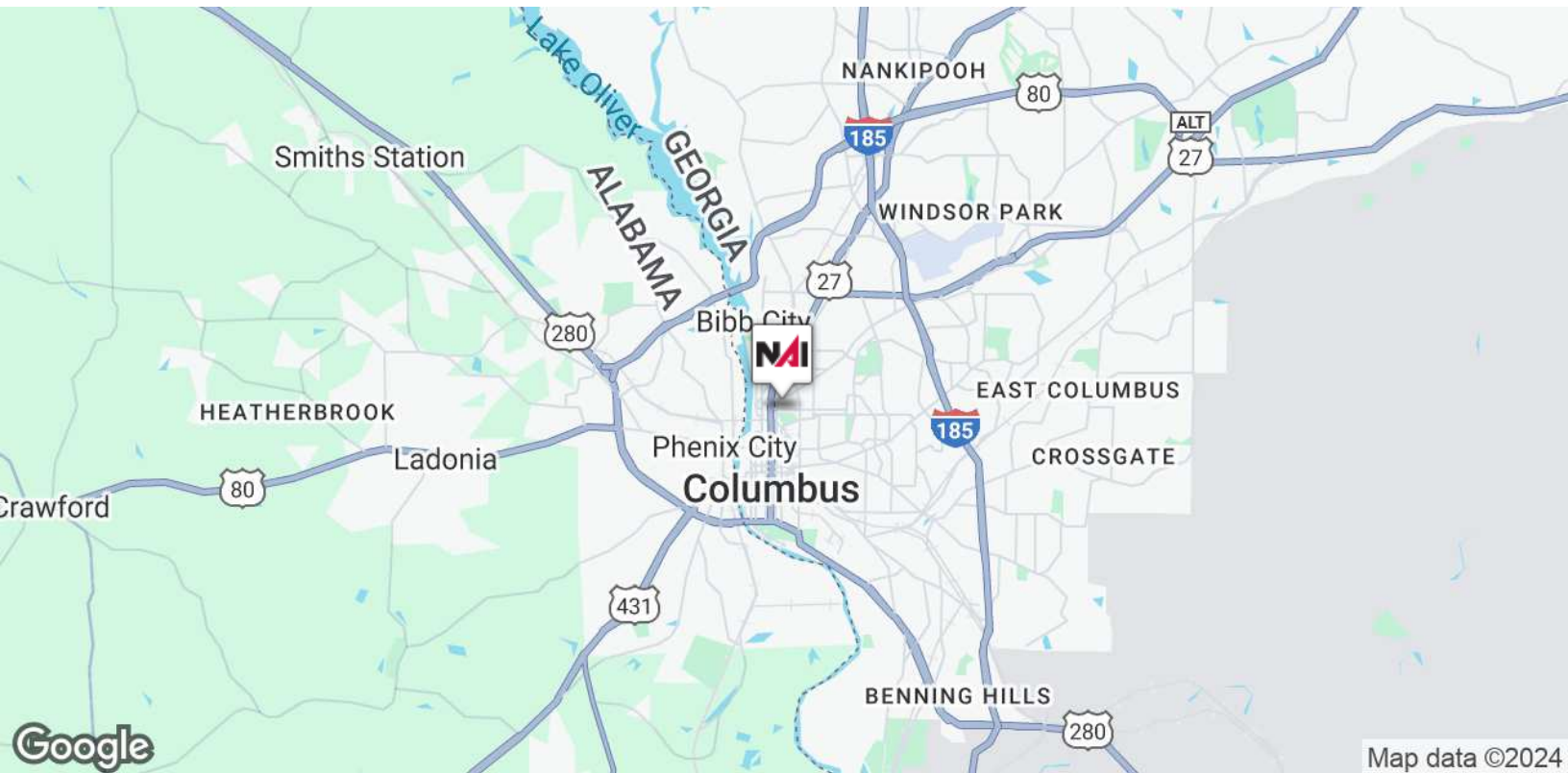
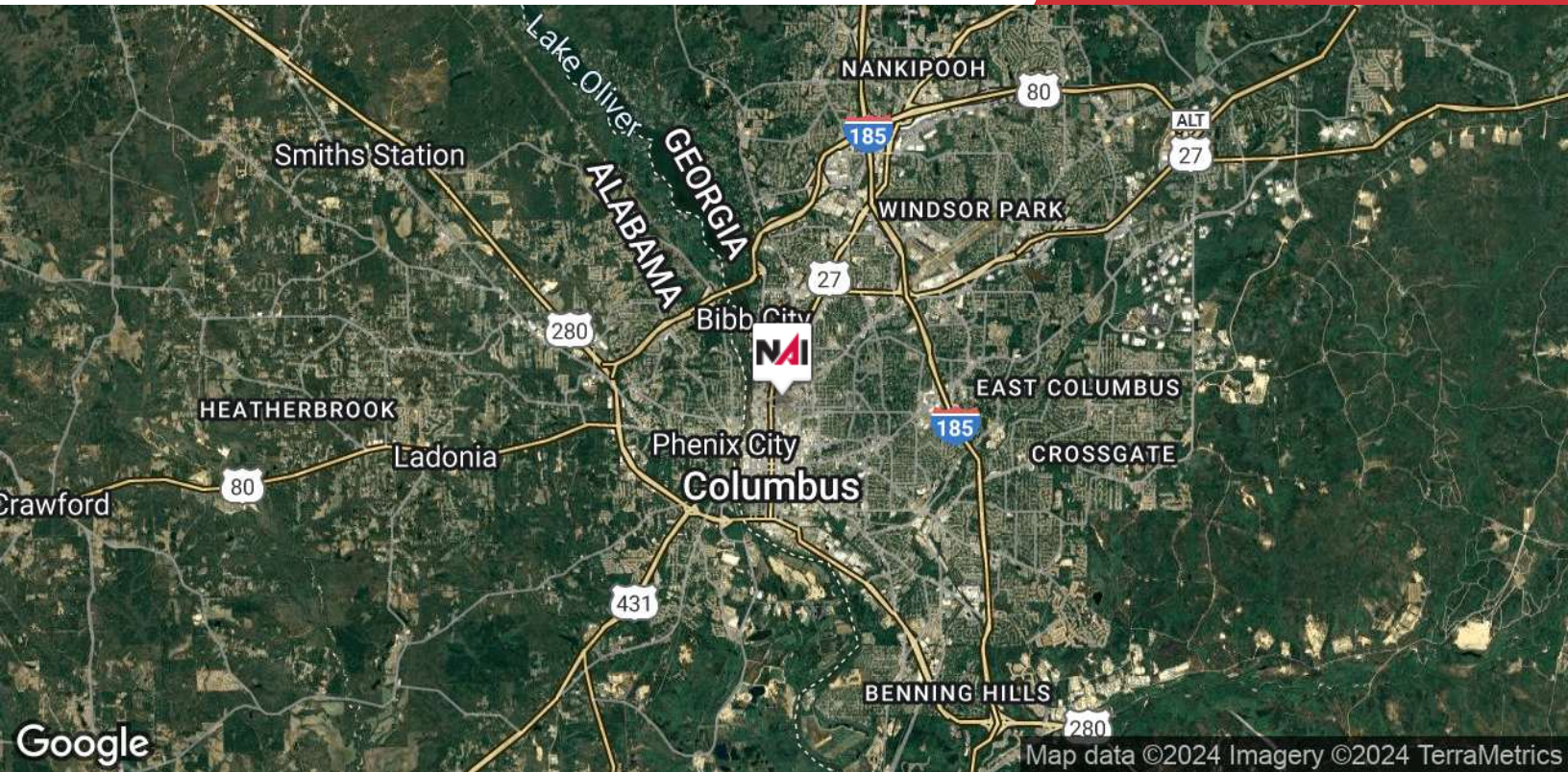




Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey

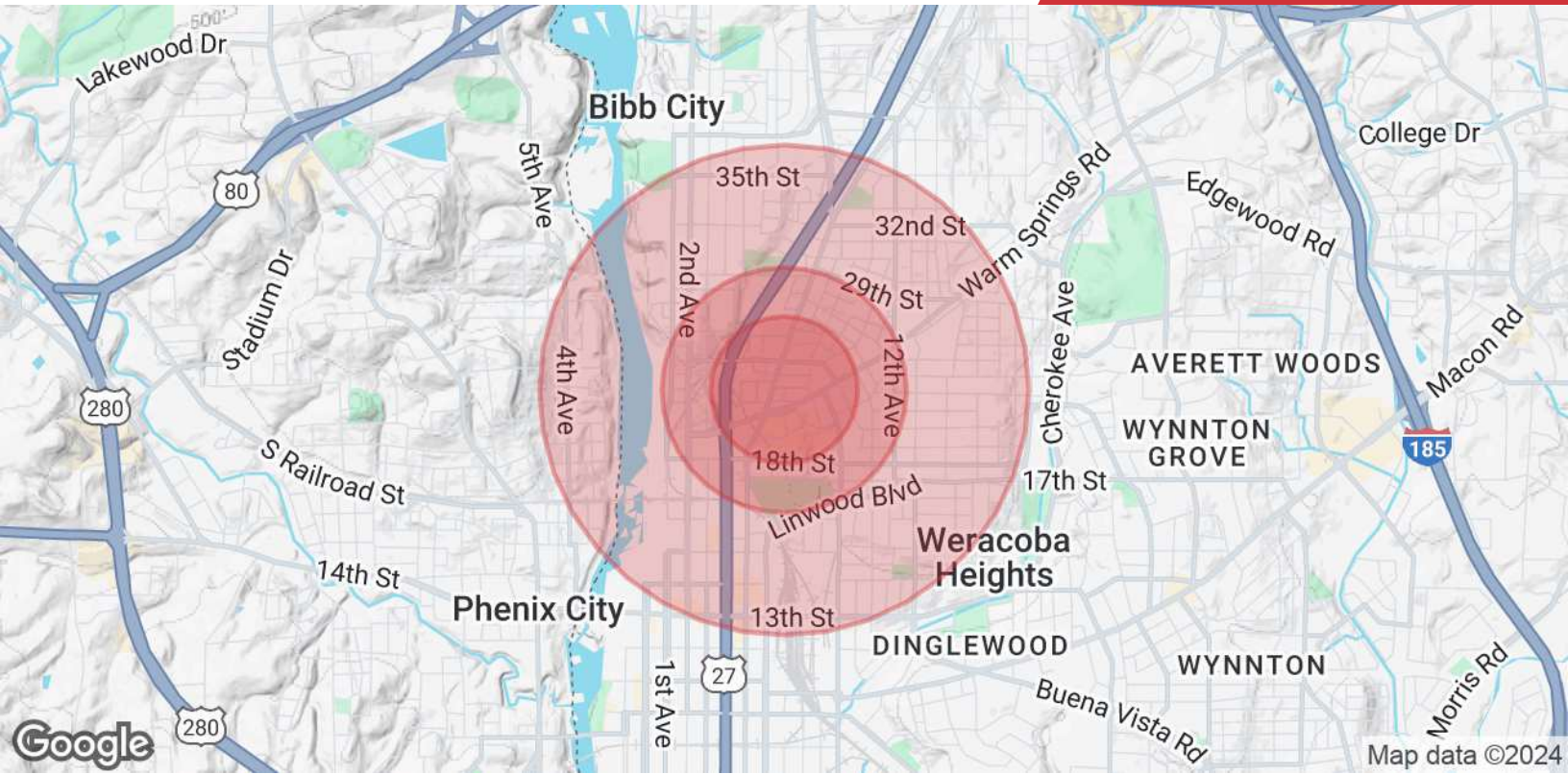
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Post Office Box 4529
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706 660 5418 tel
G2cre.com



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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	400	2,285	9,559
Average Age	41	38	38
Average Age (Male)	40	36	37
Average Age (Female)	41	39	39
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	164	1,024	4,300
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$36,770	\$37,434	\$44,081
Average House Value	\$80,705	\$93,105	\$121,445

Demographics data derived from AlphaMap