

THE ROBERT WEILER COMPANY EST. 1938

# OFFERING MEMORANDUM

Alex Marsh • ammarsh@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.118 • www.rweiler.com

**13,670 +/- SF on 0.30 +/- acres**  
**Cap Rate 6.4%**



Appraisal Brokerage Consulting Development

## PRIME SHORT NORTH MIXED-USE ASSET

**842-852 North High Street, Columbus, OH 43215**



## Prime Short North Mixed-Use Asset • 6.4% Cap Rate

A rare opportunity to acquire a highly visible mixed-use property in the heart of the Short North Arts District—Columbus' most vibrant entertainment and dining corridor. The building features 8 renovated apartment units above two retail spaces, including an established Asian restaurant and a long-term retail tenant with a strong local following.

The property provides stable in-place income with clear rent-growth potential across both the residential and commercial spaces. Private off-street parking behind the building further elevates the asset—an uncommon amenity in this dense, walkable submarket.

Surrounded by premier restaurants, boutiques, nightlife, and ongoing development, this location offers unmatched visibility, foot traffic, and long-term appreciation potential. An exceptional opportunity for investors seeking durable cash flow and irreplaceable Short North real estate.

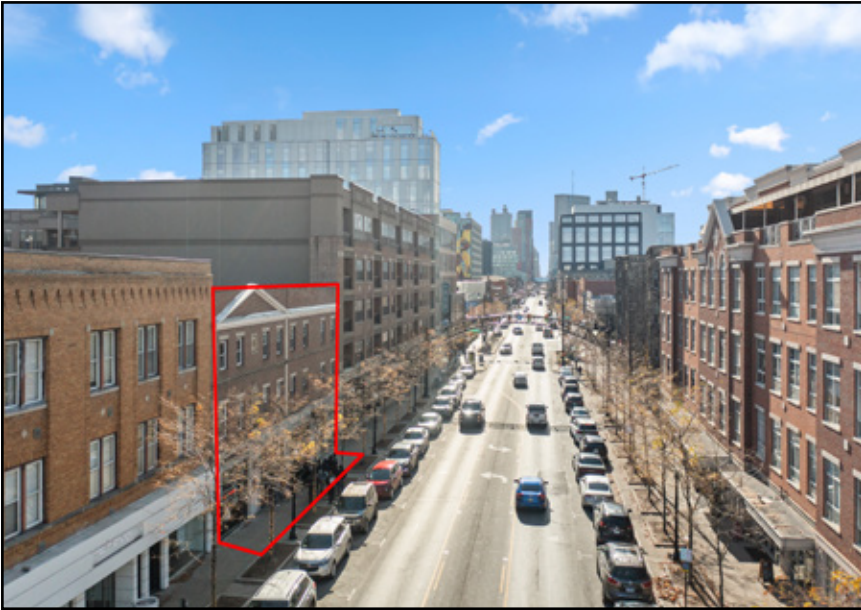


## Property Highlights

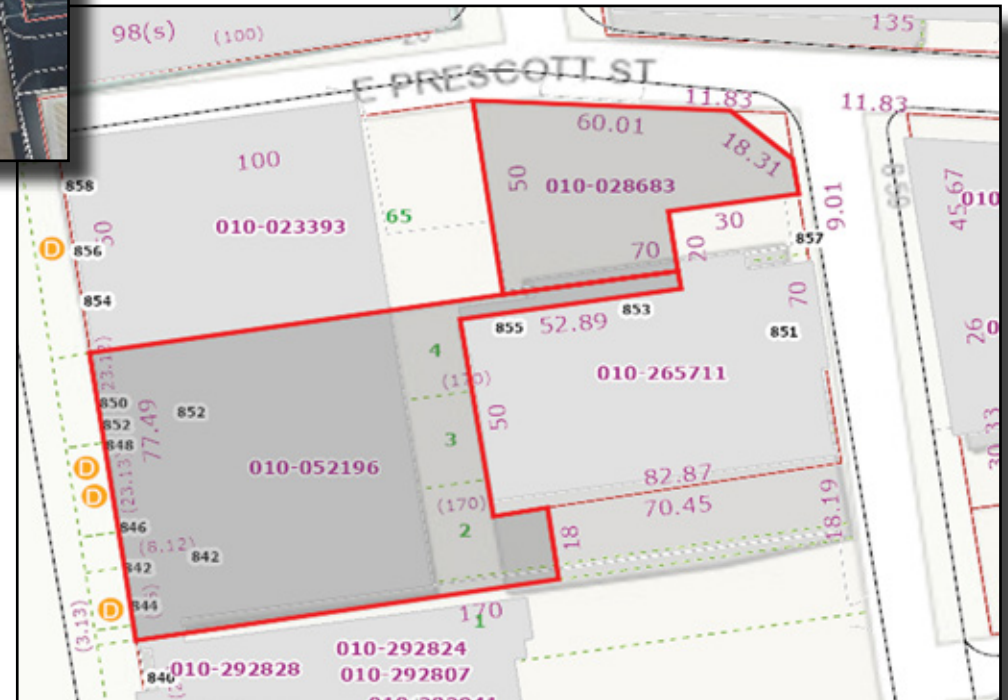
Address:	842-852 N High Street Columbus, OH 43215
County:	Franklin
PID:	010-052196-00 010-028683-00
Location:	SEC of North High Street and East Prescott Avenue
Acreage:	0.30 +/- ac
Building Size:	13,670 +/- SF
Stories:	3 Story
Units:	8
Year Built:	1900
Year Remodeled:	2021
Surface Parking Lot:	7 spaces
Recent Upgrades:	Butterfly intercom system for easy access into the building, package delivery, new storefronts, interiors of all apartments
Sale Price:	\$4,300,000
NOI:	\$274,844
Cap Rate:	6.40%
Zoning:	Mixed-Use District

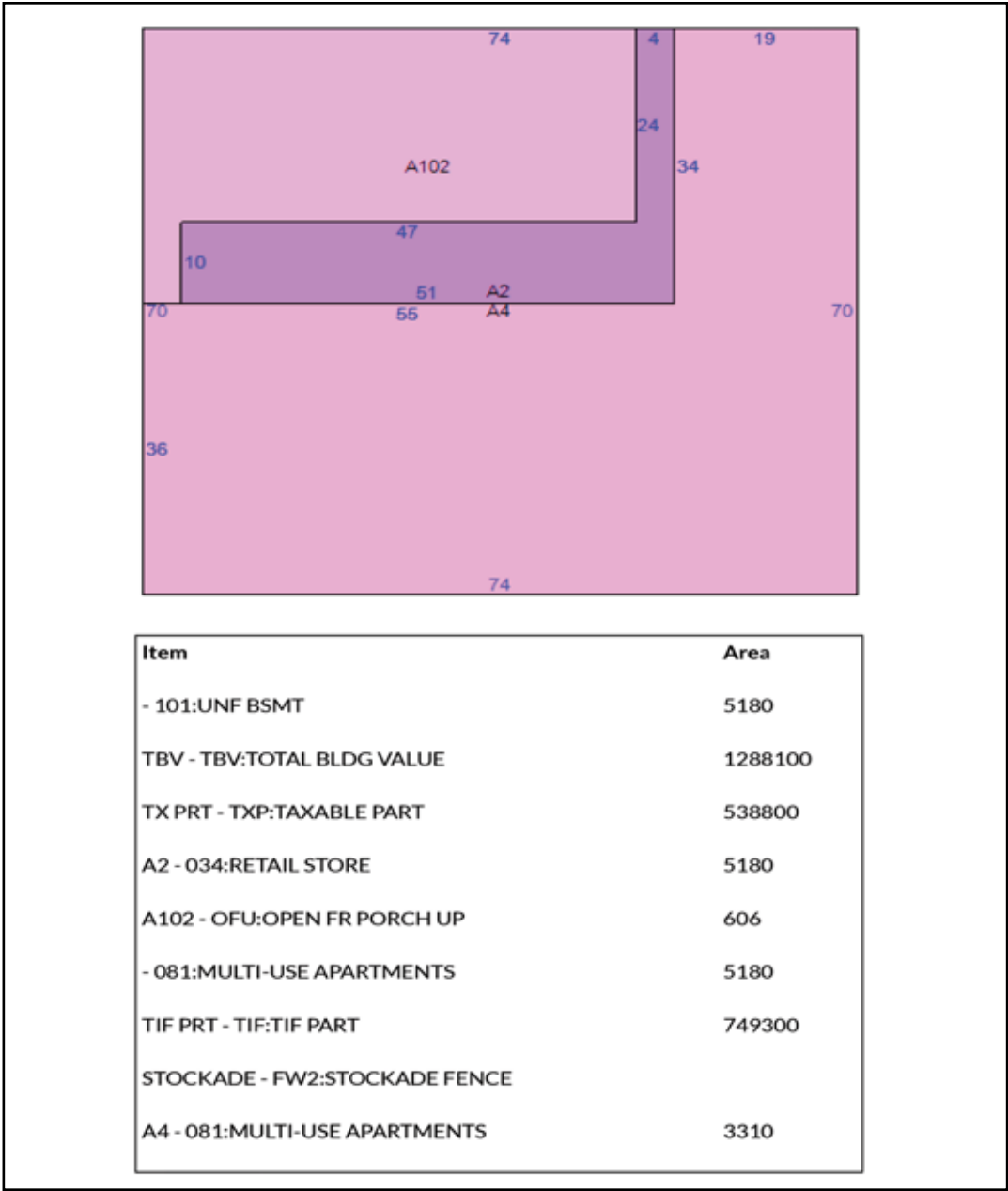
<b>RENTS</b>	
Residential Bed Rent Income	\$120,540
Commercial Rent Income	\$168,534
Prepaid Commercial Rent Income	\$0
Last Month Rent Income	\$1,050
<b>Total RENTS</b>	<b>\$290,124</b>
<b>FEES INCOME</b>	
Late Fee Income	\$479
Maintenance Chargeback Income	\$0
Application Fee Income	\$225
Move Out Charges Income	\$375
<b>Total FEES INCOME</b>	<b>\$1,079</b>
<b>PASSTHROUGH INCOME</b>	
Tax Passthru Income	\$13,549
Insurance Passthru Income	\$3,768
CAM Passthru Income	\$24,983
Passthru Income Prior Year Reconciliation - Tax, Ins, CAM	\$6,131
<b>Total PASSTHROUGH INCOME</b>	<b>\$48,432</b>
<b>Total Operating Income</b>	<b>\$339,635</b>
<b>Expense</b>	
<b>TAXES &amp; INSURANCE</b>	
Property Real Estate Tax	\$37,662
Liability Insurance	\$10,941
Umbrella Insurance	\$1,452
<b>Total TAXES &amp; INSURANCE</b>	<b>\$50,055</b>
<b>UTILITIES EXPENSE</b>	
Gas Utility Expense	\$2,011
Trash / Waste Hauling & Cleaning	\$3,900
Water & Sewer Expense	\$1,500
Electricity Expense	\$3,375
Internet Utility Expense	\$154
<b>Total UTILITIES EXPENSE</b>	<b>\$10,940</b>
<b>REPAIRS &amp; MAINT - NONRECURRING</b>	
Building Repairs - nonrecurring	\$1,212
HVAC - nonrecurring	\$1,058
Plumbing R&M - nonrecurring	\$370
Window R&M - nonrecurring	\$165
Maintenance & Repair Supplies General - nonrecurring	\$1,302
Roof Repair Expense	\$670
Carpet Cleaning & Repair - Nonrecurring	\$600
<b>Total REPAIRS &amp; MAINT - NONRECURRING</b>	<b>\$5,376</b>
<b>REPAIRS &amp; MAINT - RECURRING</b>	
Maintenance & Grounds Payroll	\$3,796
<b>Total REPAIRS &amp; MAINT - RECURRING</b>	<b>\$3,796</b>
<b>Total Operating Expense</b>	<b>\$64,791</b>
<b>NOI - Net Operating Income</b>	<b>\$274,844</b>
<b>Sales Price</b>	
	<b>\$4,295,000</b>
<b>Cap Rate</b>	
	<b>6.40%</b>



















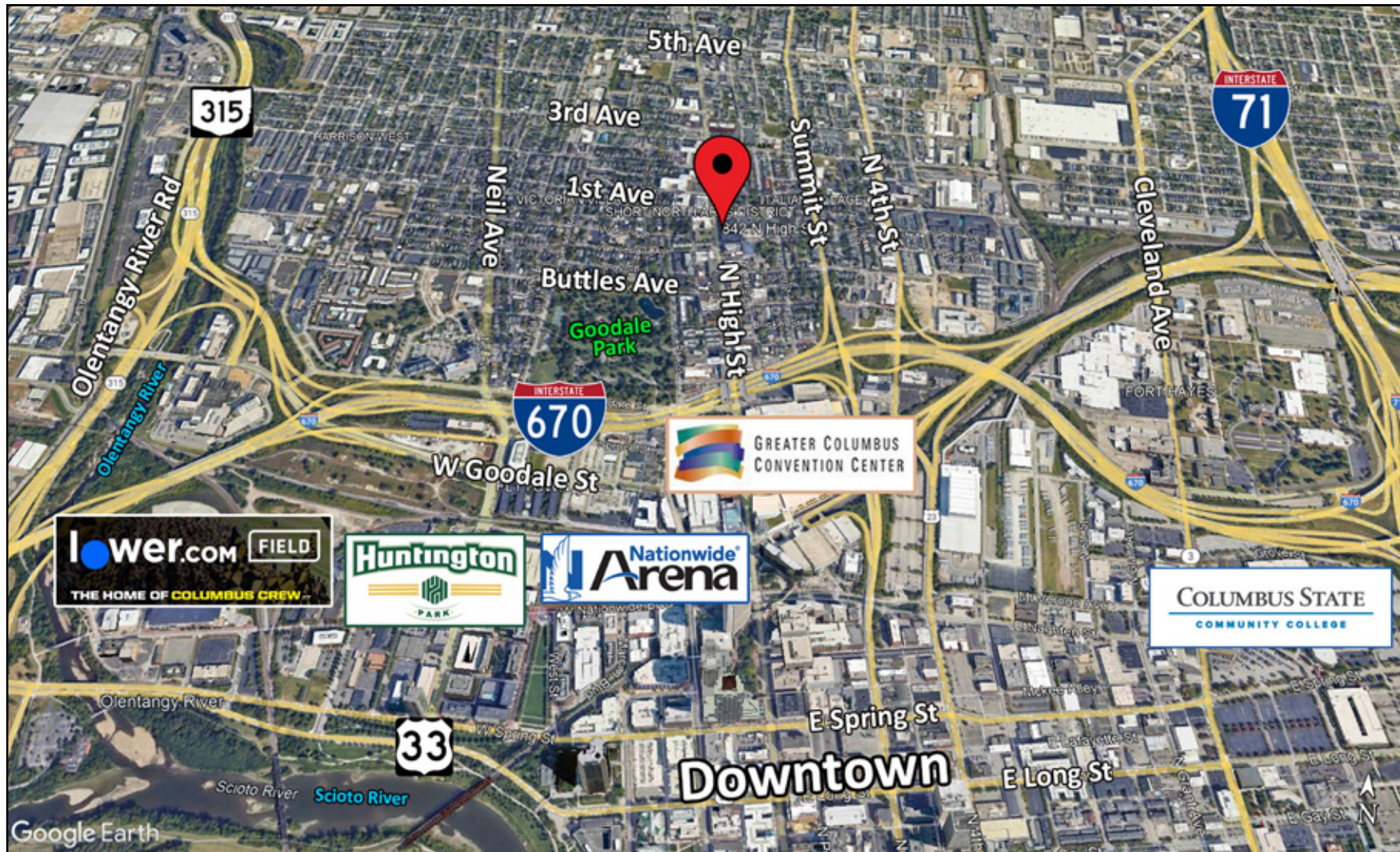








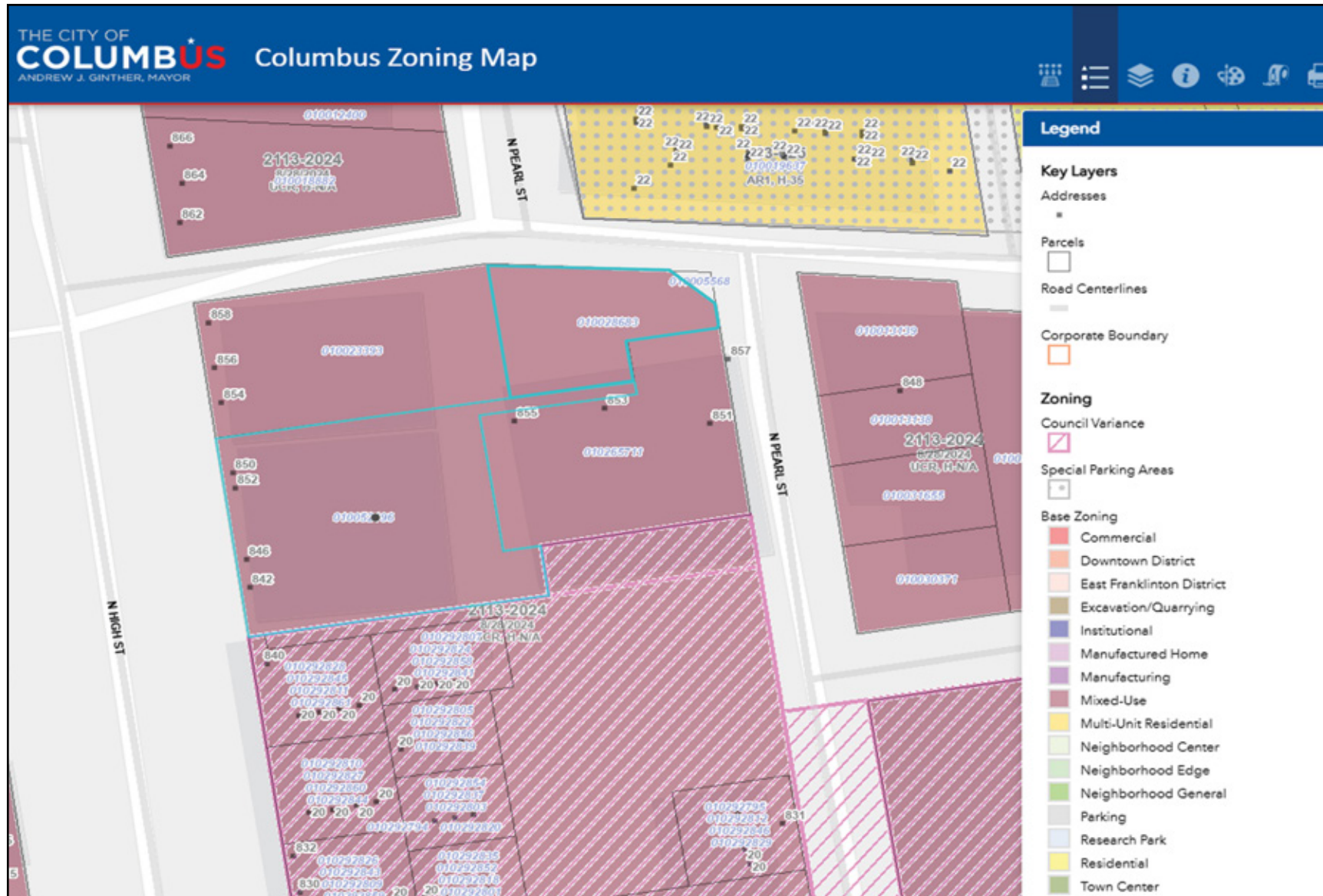




## Great Location!

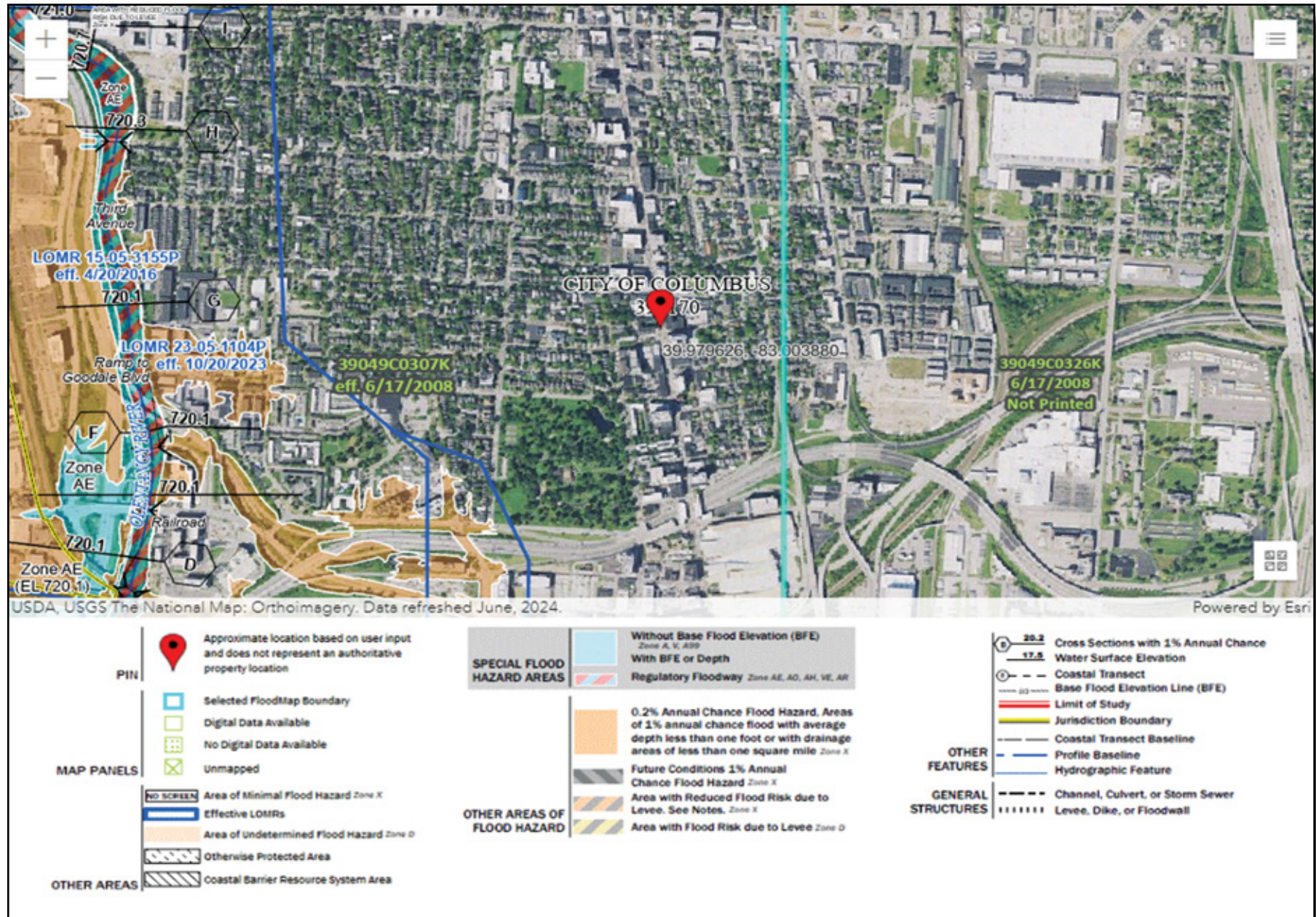
Easy access to major roads  
Minutes to Downtown Columbus  
12 Minutes to John Glenn International Airport





Click [here](#) to view the Zoning Resolution

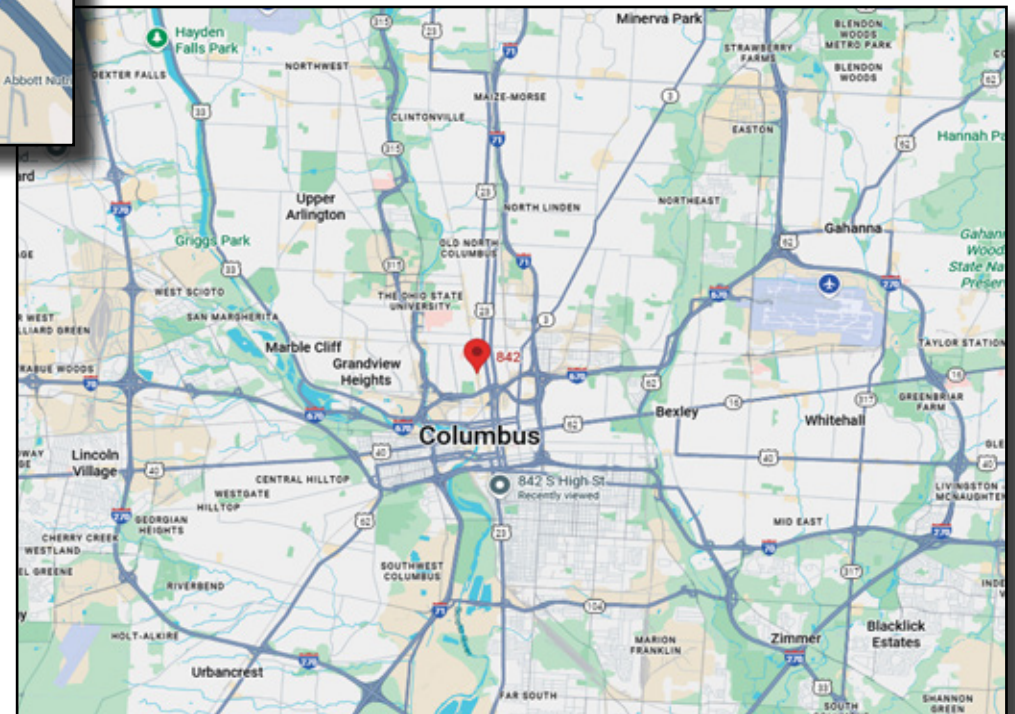
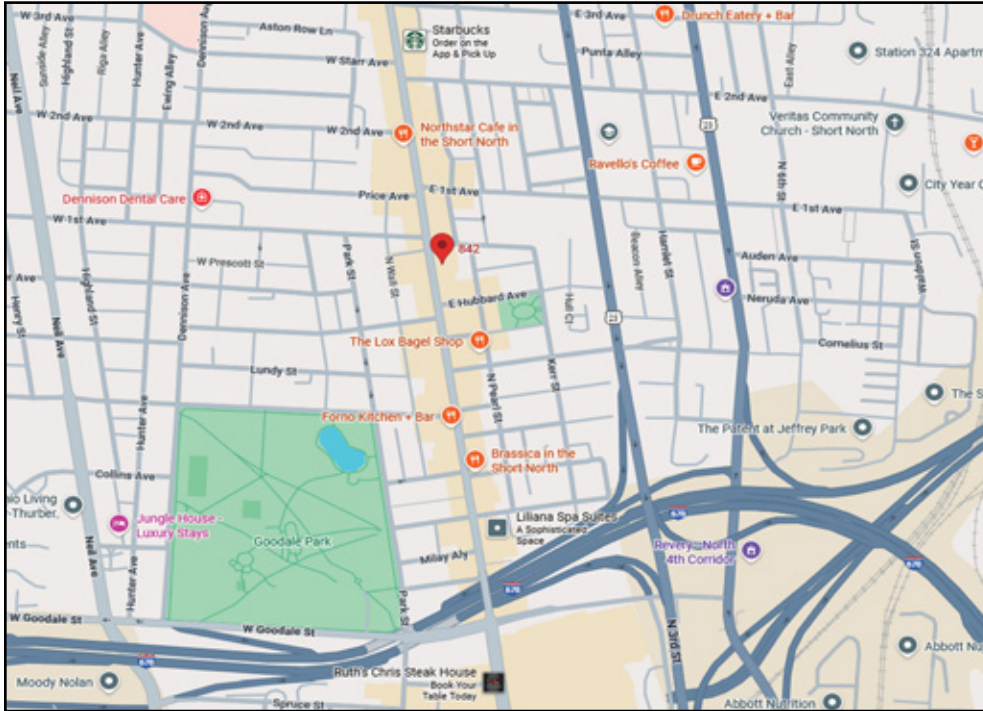






**842-852 N High St, Columbus, OH 43215**


## Street Maps

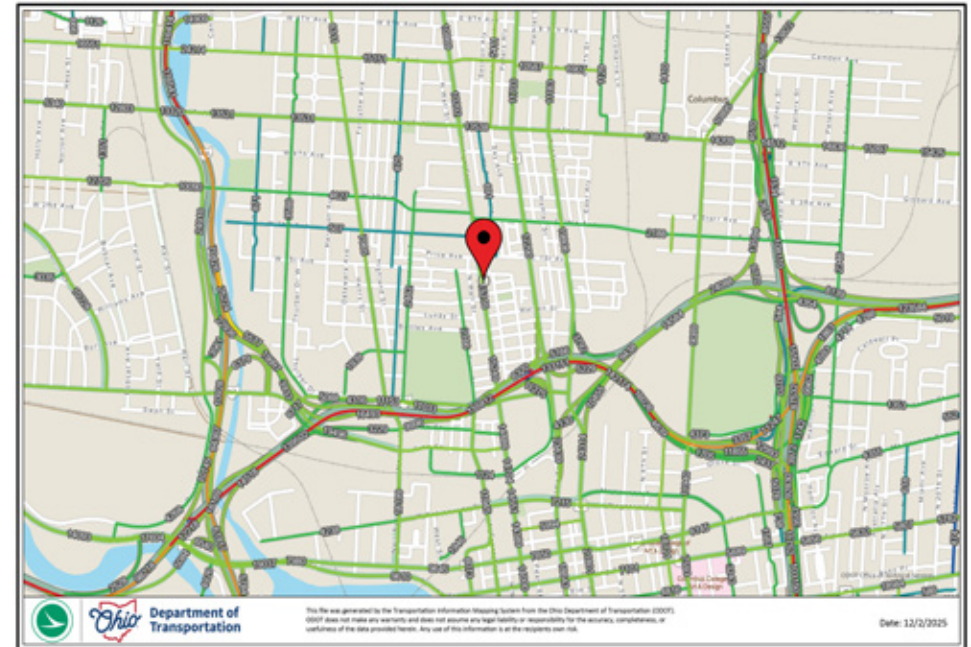


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Demographic Summary Report

One Short North 842 N High St, Columbus, OH 43215				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2029 Projection	28,133	172,523	375,279	
2024 Estimate	27,751	169,992	370,865	
2020 Census	26,022	158,678	351,540	
Growth 2024 - 2029	1.38%	1.49%	1.19%	
Growth 2020 - 2024	6.64%	7.13%	5.50%	
<b>2024 Population by Hispanic Origin</b>				
2024 Population	27,751	169,992	370,865	
White	19,943 71.86%	105,180 61.87%	219,688 59.24%	
Black	3,170 11.42%	38,409 22.59%	90,922 24.52%	
Am. Indian & Alaskan	89 0.32%	503 0.30%	1,563 0.42%	
Asian	1,605 5.78%	7,783 4.58%	13,639 3.68%	
Hawaiian & Pacific Island	5 0.02%	103 0.06%	187 0.05%	
Other	2,940 10.59%	18,014 10.60%	44,866 12.10%	
U.S. Armed Forces	17	134	167	
<b>Households</b>				
2029 Projection	16,010	79,357	161,651	
2024 Estimate	15,821	78,184	159,752	
2020 Census	14,987	72,759	151,240	
Growth 2024 - 2029	1.19%	1.50%	1.19%	
Growth 2020 - 2024	5.56%	7.46%	5.63%	
Owner Occupied	3,343 21.13%	19,554 25.01%	61,940 38.77%	
Renter Occupied	12,478 78.87%	58,630 74.99%	97,812 61.23%	
<b>2024 Households by HH Income</b>				
Income: <\$25,000	2,913 18.41%	21,698 27.75%	38,985 24.40%	
Income: \$25,000 - \$50,000	2,535 16.02%	15,901 20.34%	34,488 21.59%	
Income: \$50,000 - \$75,000	2,434 15.38%	12,829 16.41%	27,082 16.95%	
Income: \$75,000 - \$100,000	2,261 14.29%	8,518 10.90%	17,988 11.26%	
Income: \$100,000 - \$125,000	1,779 11.24%	5,711 7.30%	12,389 7.76%	
Income: \$125,000 - \$150,000	1,300 8.22%	4,019 5.14%	8,151 5.10%	
Income: \$150,000 - \$200,000	1,159 7.33%	5,007 6.40%	9,738 6.10%	
Income: \$200,000+	1,440 9.10%	4,499 5.75%	10,931 6.84%	
2024 Avg Household Income	\$95,212	\$74,972	\$79,164	
2024 Med Household Income	\$75,315	\$52,521	\$55,386	



Traffic Count Report

## One Short North

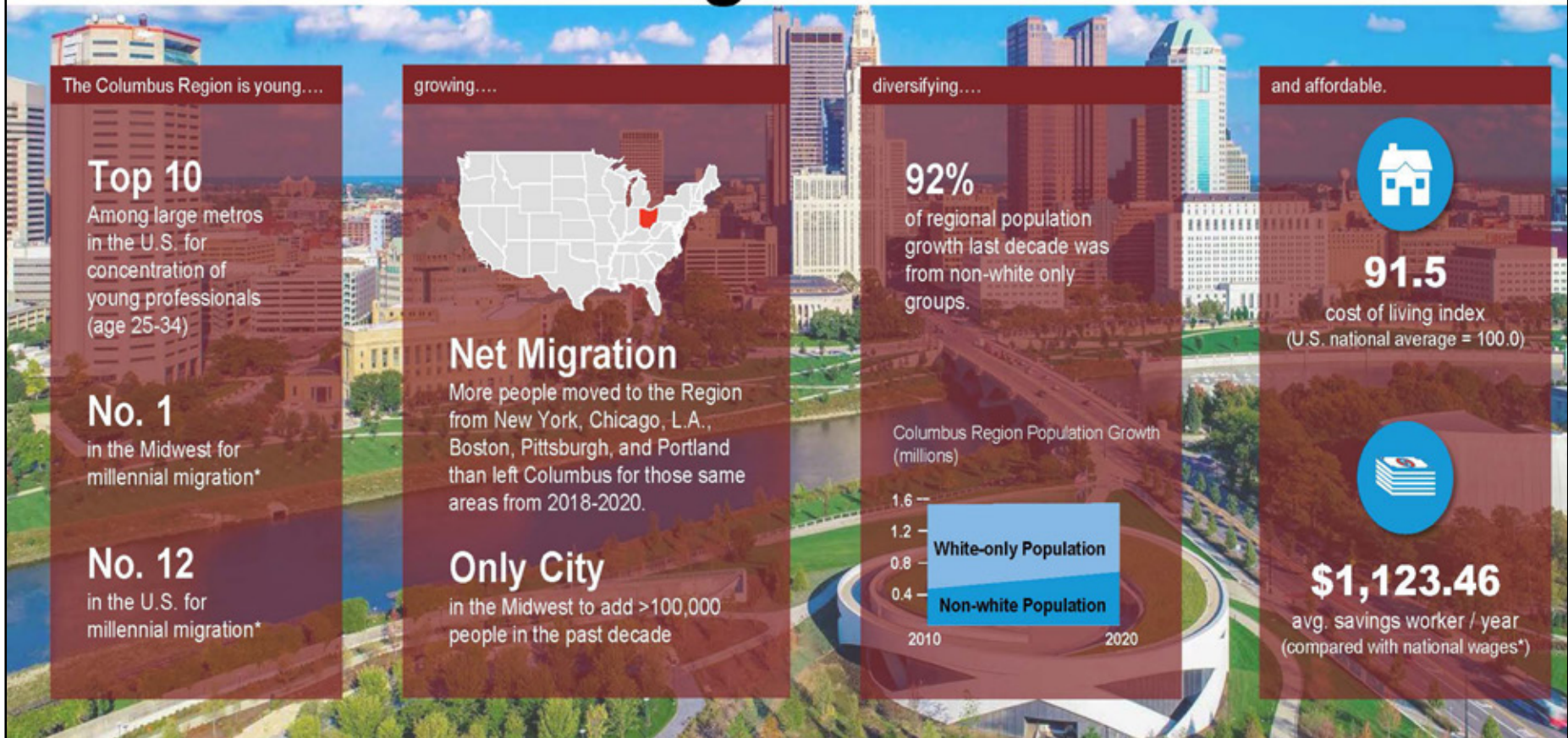
842 N High St, Columbus, OH 43215

Map data ©2025 Google

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N High St	E 1st Ave	0.01 S	2024	15,944	MPSI	.10
2 N High St	E 1st Ave	0.01 S	2025	15,889	MPSI	.10
3 N HIGH ST	Warren St	0.01 S	2025	14,707	MPSI	.11
4 North High Street	Warren St	0.01 S	2023	14,748	MPSI	.11
5 Warren St	Kerr St	0.02 E	2025	844	MPSI	.14
6 Warren St	Kerr St	0.02 E	2024	848	MPSI	.14
7 E 1st Ave	Summit St	0.03 E	2018	5,913	MPSI	.15
8 E 1st Ave	Summit St	0.03 E	2025	3,807	MPSI	.15
9 E 1st Ave	Summit St	0.03 E	2023	3,875	MPSI	.15
10 Price Ave	N Wall St	0.07 E	2018	669	MPSI	.15



# What's Driving Investment?



# Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022



Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

## THE ROBERT WEILER COMPANY EST. 1938

The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 87 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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Learn more about us at  
[www.rweiler.com](http://www.rweiler.com)

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