



OFFERING MEMORANDUM · INVESTMENT

FLEX SPACE · FOR SALE

853-865 N Nelson Rd

Columbus, OH 43219

LISTED BY

Noah Kahkonen

614-559-3350 x117

nkahkonen@bestcorporaterealestate.com

OFFERED AT

\$895,000

\$100/SF · 8,950 SF · 2 Units

BEST CORPORATE REAL ESTATE

4608 Sawmill Road, Columbus, OH 43220



Executive Summary

853–865 N Nelson Road is a two-unit neighborhood retail center on the near east side of Columbus, containing approximately 8,950 square feet on a 0.5768-acre site. One unit is leased — Affinity Memorial Chapel, a funeral home on $\pm 3,000$ SF. The balance of the building is flex space occupied by the Seller, with occupancy negotiable at closing.

The center produces in-place income from the chapel tenancy while leaving a third of the building to be marked to market. The cell tower lease at unit 859 has been sold and does not convey with the real estate. It has been held by the same ownership since 1985 per county records, and has great access to I-670 and the rest of Columbus.

HIGHLIGHTS

- **Chapel tenancy in place.** Affinity Memorial Chapel, a funeral home on $\pm 3,000$ SF at \$2,700 per month, on a month-to-month basis.
- **$\pm 5,550$ SF with negotiable occupancy.** The flex space is occupied by the Seller — available for a buyer to occupy, lease up, or negotiate a Seller leaseback.
- **Functional flex build-out.** Three-phase power, one 10-foot overhead door, and a double door facing the alley.
- **Corner lot across from the new Columbus library.** Signalized visibility at a corner position directly opposite the new library branch.
- **Freeway access.** Great access to I-670 and the balance of the Columbus market.

PLEASE NOTE

The cell tower on the property is **not included** in this offering.

THE OPPORTUNITY

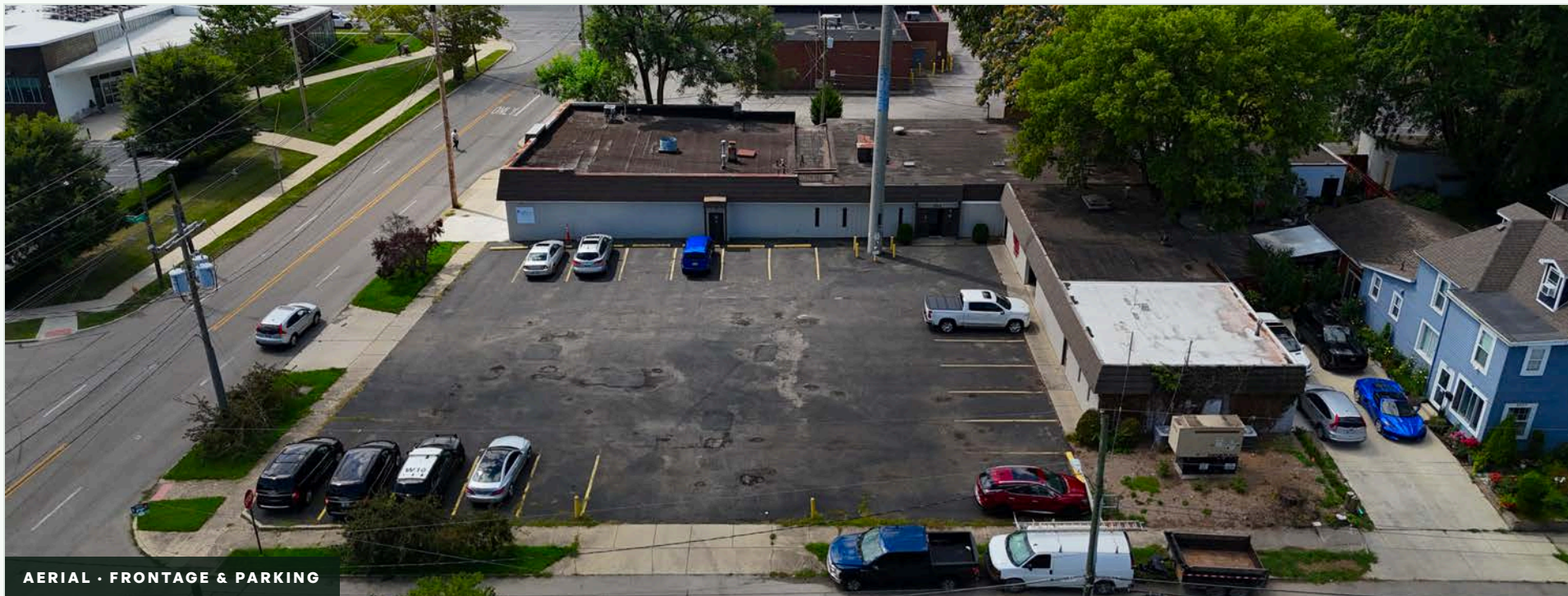
A two-unit center with a funeral home paying in place, plus $\pm 5,550$ SF of Seller-occupied flex space with negotiable occupancy. Income today, upside on lease-up.

INVESTMENT SUMMARY

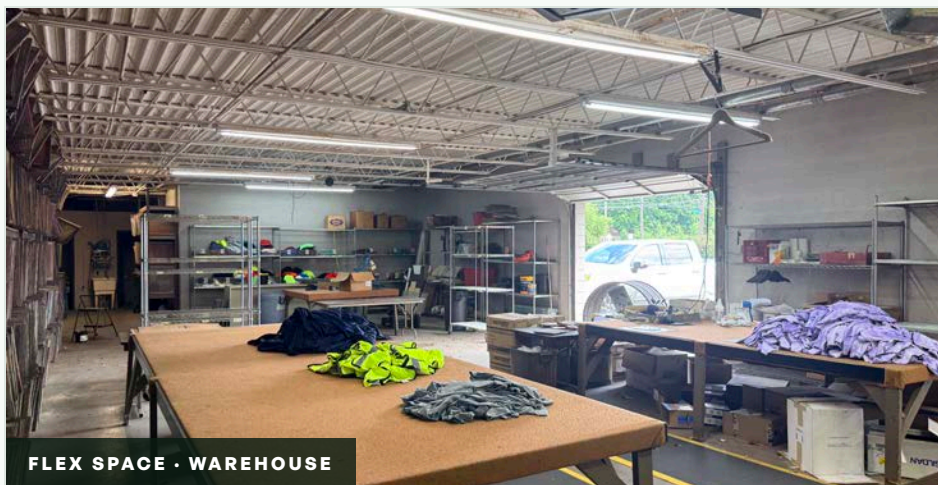
List Price	\$895,000
Building Area	$\pm 8,950$ SF
Price / SF	\$100.00
Units	2 • 1 Leased
Site Area	± 0.5768 Acres
Year Built	1955 • 1971 Eff.
2025 Real Estate Taxes	\$11,579.36
Cell Tower	Not Included

Building area, site area, and construction dates per the Franklin County Auditor property record for parcel 010-032715-00. Unit-level areas, rents, and lease terms are pending delivery of the certified rent roll; while we believe this data to be reliable, we do not guarantee it and buyers should verify.

Property Photos



AERIAL · FRONTAGE & PARKING



FLEX SPACE · WAREHOUSE

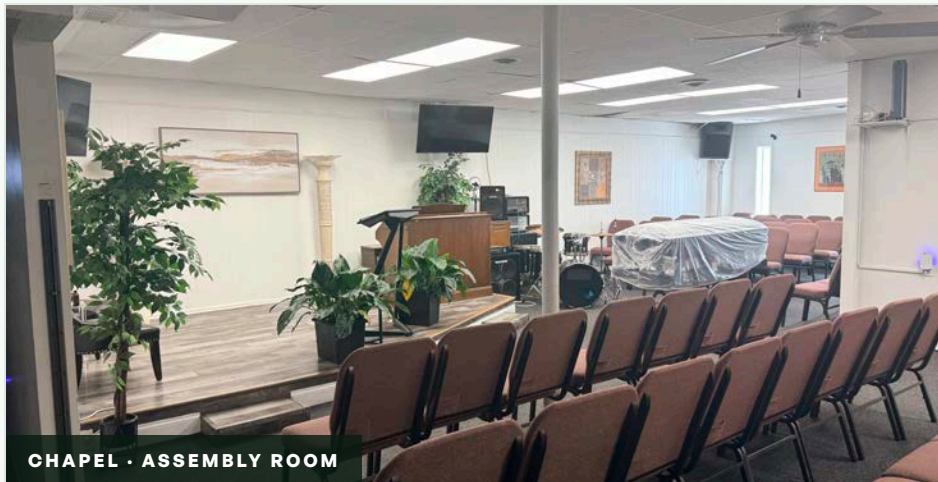


FLEX SPACE · OFFICE

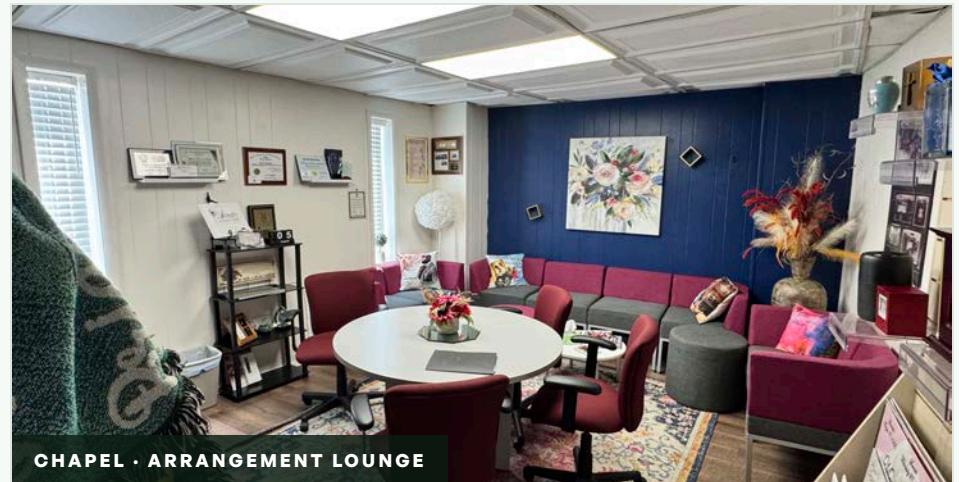
Affinity Memorial Chapel



CHAPEL · SEATING



CHAPEL · ASSEMBLY ROOM



CHAPEL · ARRANGEMENT LOUNGE



Rent Roll & Tenant Summary

UNIT	TENANT	USE	SF	LEASE EXPIRATION	RENT / MO	ANNUAL RENT	\$/SF
853	Affinity Memorial Chapel	Funeral home	±3,000	Month to Month	\$2,700.00	\$32,400.00	\$10.80
859	Verizon	Cell tower & maintenance	±400	LEASE SOLD	—	—	—
865	Occupied by Seller	Industrial flex	±5,550	OCCUPANCY NEGOTIABLE	—	—	—
Total • 1 of 2 Units Leased			8,950		\$2,700.00	\$32,400.00	—

UNITS

2

one leased • one seller occupied

BUILDING AREA

8,950 SF

county record • 1 story

AVAILABLE SPACE

±5,550 SF

unit 865 • occupancy negotiable

YEARLY RENTAL INCOME

\$32,400

unit 853 • in place

UNIT 859 — CELL TOWER LEASE

The cell tower lease has been sold and does not convey with the real estate. No rent from unit 859 is included in the income shown above or in the offering.



E. 5th Ave



N Nelson Road



Future Multifamily Development

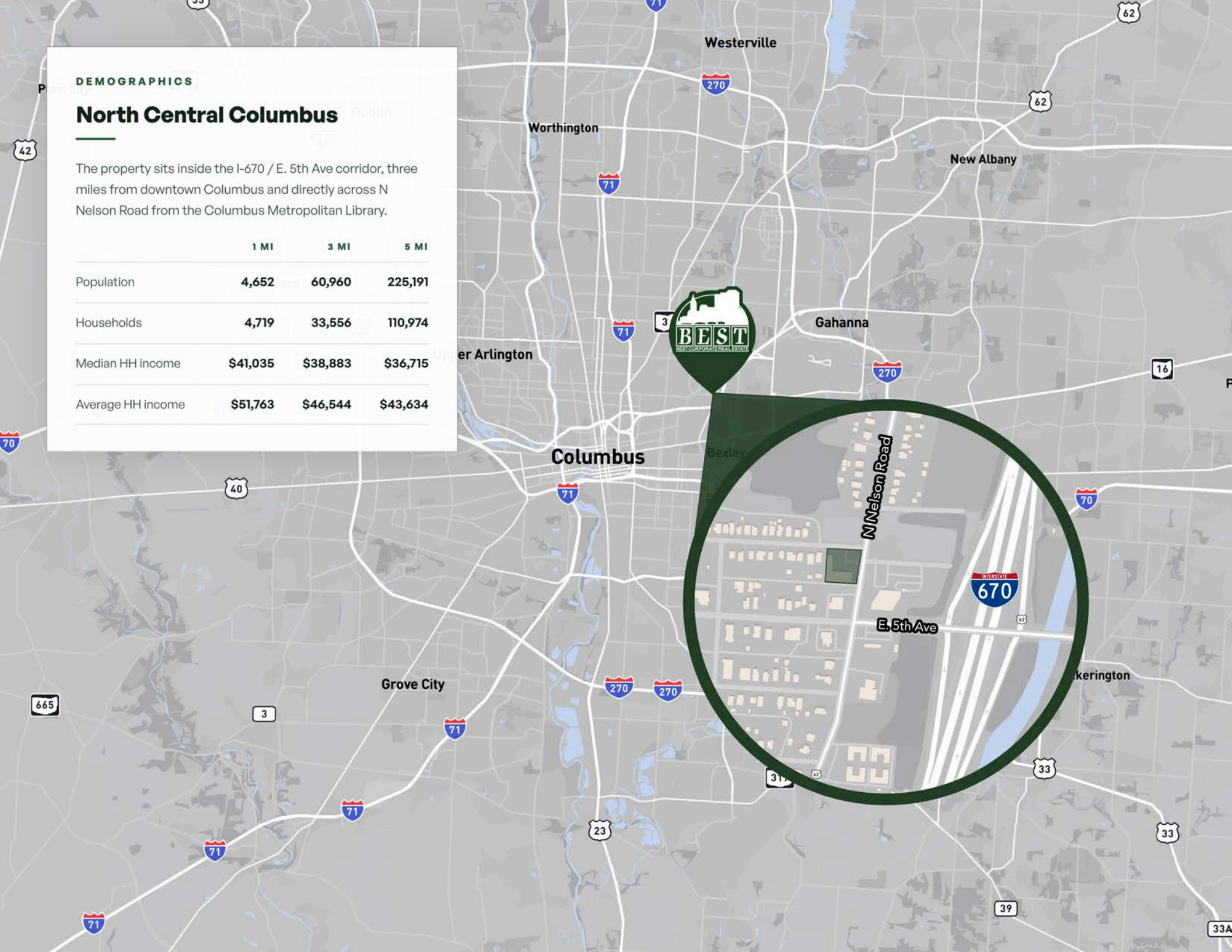
Ridgeway Ave

DEMOGRAPHICS

North Central Columbus

The property sits inside the I-670 / E. 5th Ave corridor, three miles from downtown Columbus and directly across N Nelson Road from the Columbus Metropolitan Library.

	1 MI	3 MI	5 MI
Population	4,652	60,960	225,191
Households	4,719	33,556	110,974
Median HH income	\$41,035	\$38,883	\$36,715
Average HH income	\$51,763	\$46,544	\$43,634

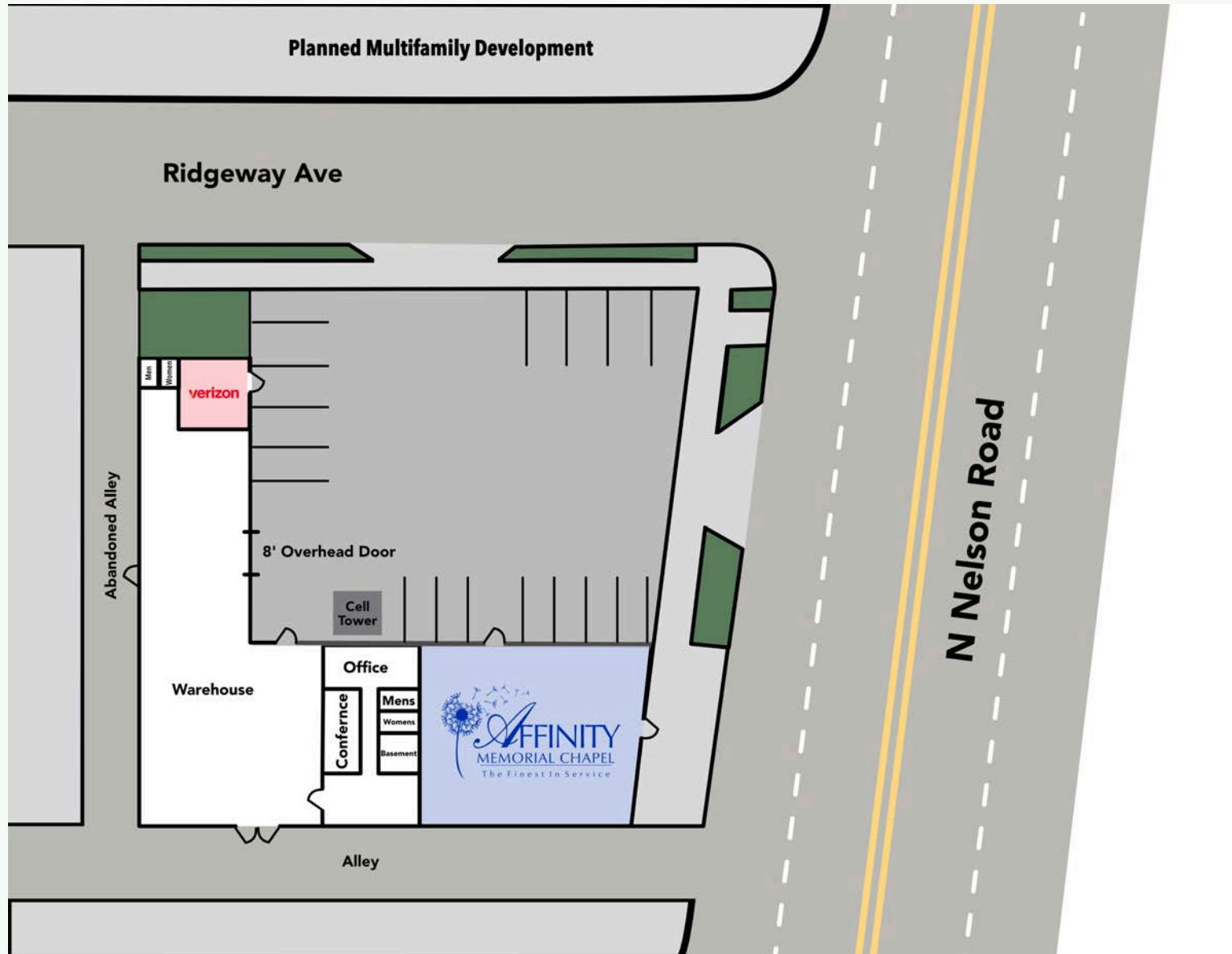


Site Plan

±8,950 SF total building

±0.5768 acres

C-4 zoning



Site plan shown for illustrative purposes only. Not a survey. Dimensions, areas, and unit configurations are approximate and are not drawn to scale; all measurements should be independently verified by the buyer.



EXCLUSIVELY LISTED BY

Noah Kahkonen

Advisor · Best Corporate Real Estate

DIRECT

614-559-3350 x117

EMAIL

nkahkonen@bestcorporaterealestate.com

OFFICE

4608 Sawmill Road, Columbus, OH 43220

CONFIDENTIALITY & DISCLAIMER

This brochure has been prepared by Best Corporate Real Estate solely for the use of qualified prospective purchasers in evaluating the property. The information contained herein was obtained from sources believed reliable, including the Franklin County Auditor and the property owner; however, Best Corporate Real Estate makes no guarantee, warranty, or representation as to its accuracy or completeness.

Building and unit areas, lease terms, income, and expenses are subject to verification by the buyer. The cell tower located on the property is not included in this offering. Zoning and permitted uses should be confirmed with the City of Columbus. The property is offered subject to prior sale, change in price, or withdrawal without notice.