

**FOR SALE**  
**5,300 SF on 1.40 Acres**  
**RETAIL/OFFICE/WAREHOUSE**



**3080 Cleveland Ave, Columbus, OH 43224**



## **PROPERTY DETAILS**

- Asking Price: \$1,200,000
- Size/Acreage: 5,300 SF on 1.40 Acres
- Zoning: Mixed-Use, UNG-1 (City of Columbus)
- Doors: 2 Drive-in (10' X 8')
- Clear Height: 11'-13'
- Interior: Showroom (previous Auto Parts and Mattress retail) with a Kitchen and two restrooms
- Enterprise Zone: Central Enterprise Zone (City of Columbus)
- Location: Cleveland Ave near E. North Broadway with easy access to I-70, & SR-3. On COTA's Bus Rapid Transit line C-MAX
- Parking: 30 vehicle spaces in Front Lot, Fenced in lot in rear with electric remote-controlled gate for equipment parking
- Two parcels to the South totaling 0.593 acres are vacant and ready for redevelopment.

**For More Information**

**Scott Behrmann**  
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Scott@PhippsRA.com

**Shad Phipps, SIOR, CCIM**  
CEO & Principal Broker  
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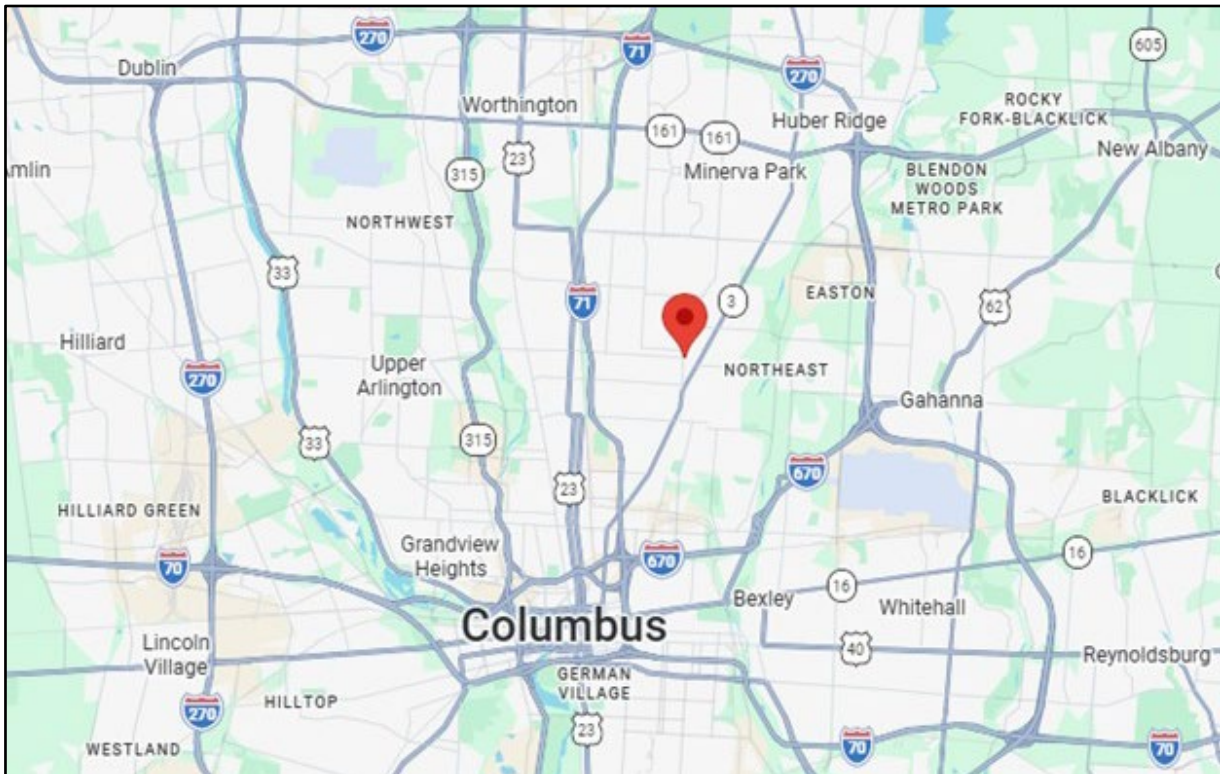
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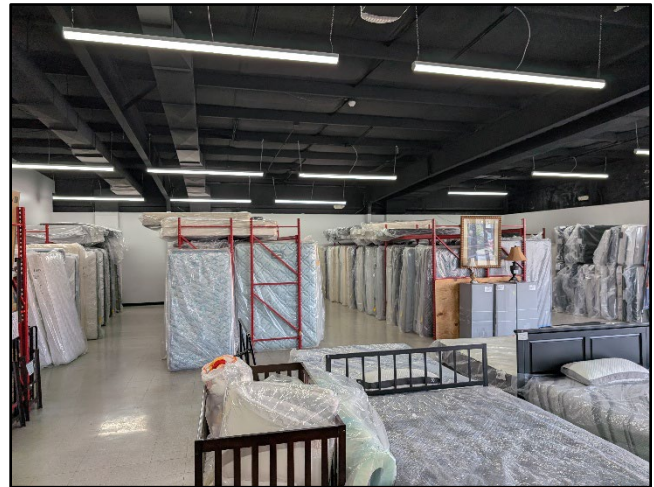
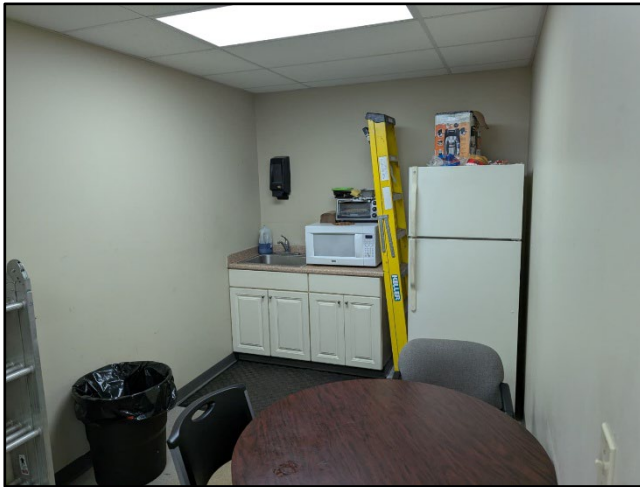
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