

BUILDING WITH PIZZA SHOP & UPSTAIRS APARTMENTS FOR SALE



PIZZA SHOP FOR SALE

**1009-1011 W BROAD ST
COLUMBUS, OH 43222**

BUILDING & BUSINESS FOR SALE: \$725,000:

**SOKOL
REALTY**

**SOKOL
& ASSOCIATES**

PROPERTY SUMMARY



BUILDING & BUSINESS FOR SALE:
\$725,000

PROPERTY INFORMATION

- **ADDRESS: CORNER OF DAKOTA & W BROAD, FRANKLINTON, OH**
- **ZONING: C**
- **SIZE: 4,240 SQ FT ON 0.13 ACRES**
- **ANNUAL TAXES: \$6,967**

LOCATION HIGHLIGHTS

- **LOCATED IN THE EVER-GROWING FRANKLINTON AREA**
- **AT THE CROSS SECTION OF W BROAD ST & DAKOTA AVE**
- **HIGH VISIBILITY AND ACCESS**

THIS BUILDING IS LOCATED IN THE FRANKLINTON AREA, THE BUILDING FEATURES A PIZZA SHOP THAT IS OPEN AND DOING WELL. THE BUILDING OWNER HAS BEEN RUNNING THE PIZZA SINCE 1994 AND IS WILLING TO SELL THE NAME, RECIPES, AND ALL EQUIPMENT, WHICH IS INCLUDED IN THE SELLING PRICE OF THE BUILDING.

THERE IS ALSO AN EMPTY RETAIL SPACE NEXT TO THE PIZZA SHOP THAT CAN BE LEASED OUT. THIS SPACE HAS ALWAYS HAD A TENANT, BUT THE BUILDING OWNER HAS DECIDED TO SELL RATHER THAN FIND ANOTHER TENANT.

THE 8 ROOMS UPSTAIRS ARE EASILY RENTED OUT AS A ROOMING HOUSE WITH A COMMON BATHROOM AND KITCHEN. ALL TENANTS ARE ON MONTH-TO-MONTH LEASES.

THE BUILDING ALSO INCLUDES A FENCED-IN BACKYARD.

BUILDING FEATURES

- **2 STORY BUILDING**
- **3 SEPARATE ENTRANCES**
- **ZONED FOR RETAIL WITH APARTMENTS OVER TOP**
- **OPPORTUNITY ZONE**

SALE INCLUDES

- **PIZZA SHOP WITH DINING ROOM, WALK-IN COOLER, NAME, AND RECIPES (IF NEEDED) (PRESENTLY OPEN FOR BUSINESS)**
- **EMPTY RETAIL SPACE TO LEASE OUT**
- **8 SINGLE ROOM APARTMENTS UPSTAIRS**
- **FENCED-IN BACKYARD**

FINANCIAL HIGHLIGHTS

- **8 APARTMENTS RENTED OUT AT \$500/MONTH = \$4,000/MONTH**
- **PIZZA SHOP RENT = \$1,500/MONTH**
- **EMPTY RETAIL SPACE = \$1,500/MONTH**
- **POTENTIAL TOTAL RENT INCOME: \$7,000/MONTH OR \$84,000/YEAR**

1009-1011 W BROAD ST, COLUMBUS, OH 43222

LOCATION MAP



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SURROUNDING POINTS OF INTEREST

Restaurants

Bars & Cafes

Transportation

Retail

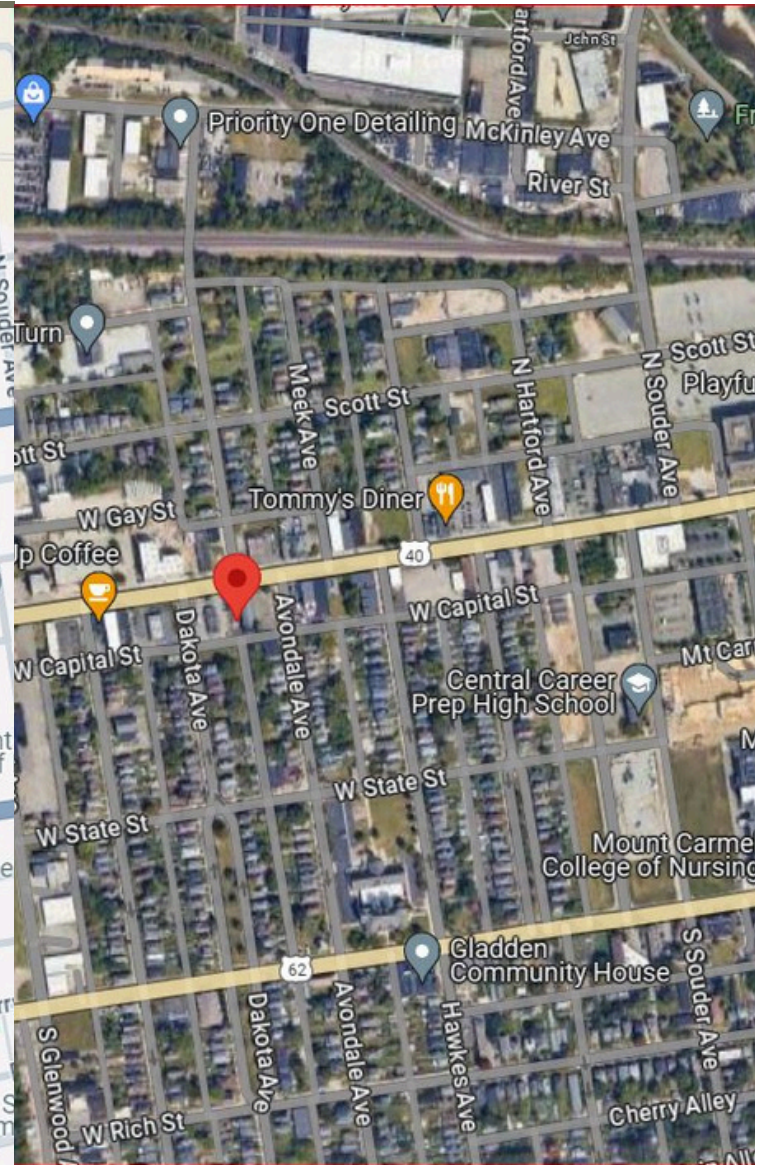
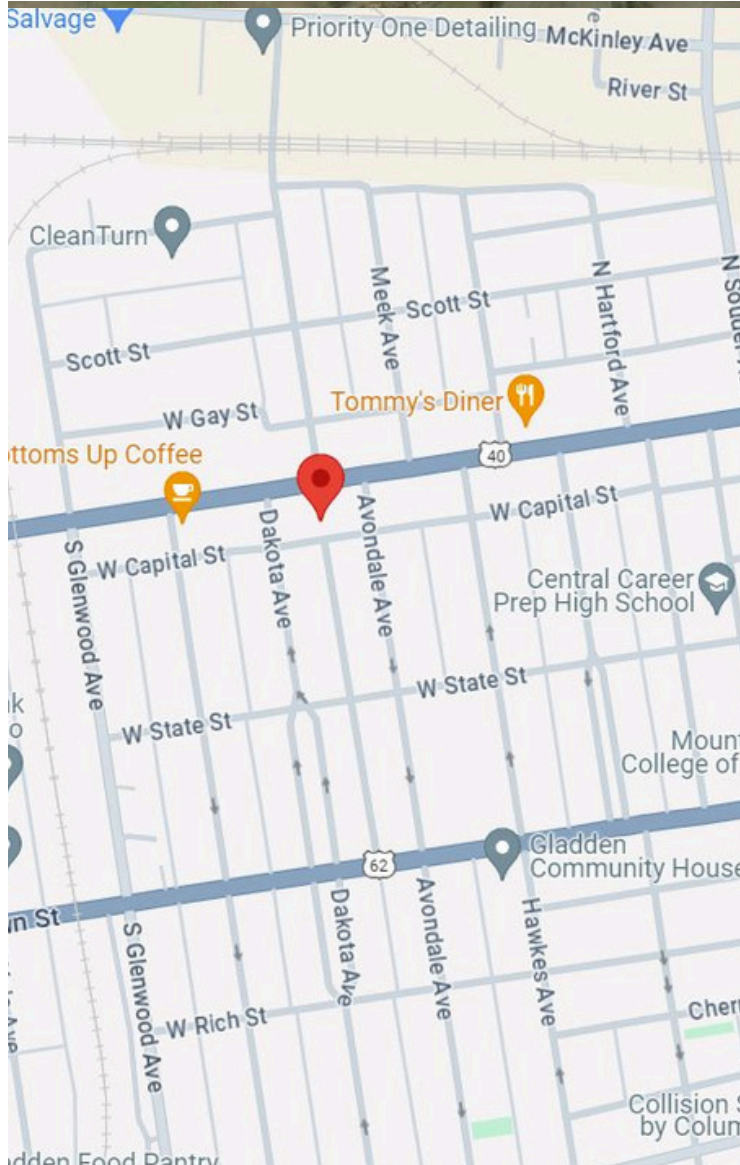
Parks & Recs

Developments

Residential

Hospitals

Thoroughfare



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ADDITIONAL PHOTOS



SOKOL
REALTY

SOKOL
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DEMOGRAPHIC INFO



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1009-1011 West Broad Street, Columbus, OH 43222

CITY, STATE

Columbus, OH

POPULATION

203,125

AVG. HH SIZE

2.33

MEDIAN HH INCOME

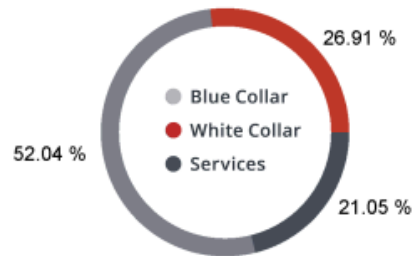
\$38,732

HOME OWNERSHIP

Renters: **51,681**

Owners: **34,067**

EMPLOYMENT



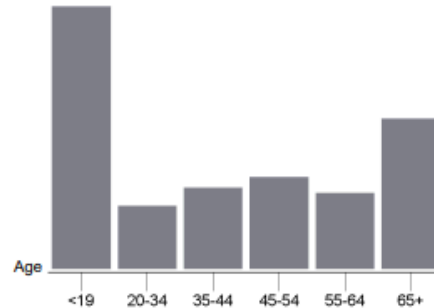
46.57 % Employed
2.08 % Unemployed

EDUCATION

High School Grad: **24.45 %**
Some College: **17.66 %**
Associates: **4.62 %**
Bachelors: **36.44 %**

GENDER & AGE

49.79 % **50.21 %**

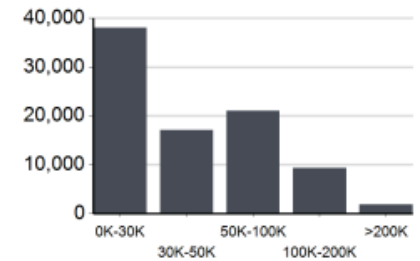


RACE & ETHNICITY

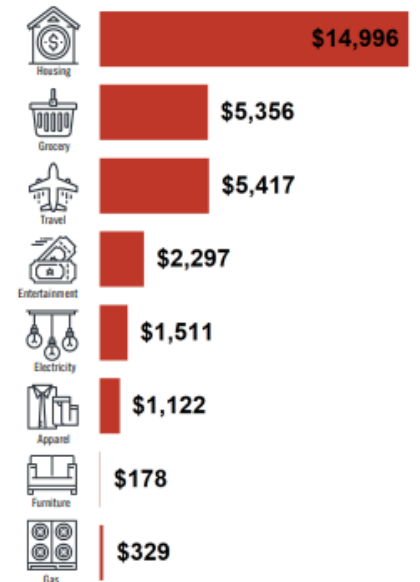
White: **69.63 %**
Asian: **1.09 %**
Native American: **0.03 %**
Pacific Islanders: **0.03 %**
African-American: **18.98 %**
Hispanic: **5.05 %**
Two or More Races: **5.19 %**



INCOME BY HOUSEHOLD



HH SPENDING



TRAFFIC MAP



BUILDING & BUSINESS FOR SALE:
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Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

16,918
2023 Est. daily traffic counts

Street: **W Broad St**
Cross: **Meek Ave**
Cross Dir: **E**
Dist: **0.01 miles**

16,547
2023 Est. daily traffic counts

Street: **W Broad St**
Cross: **S Cypress Ave**
Cross Dir: **W**
Dist: **0.02 miles**

548
2023 Est. daily traffic counts

Street: **Hawkes Ave**
Cross: **W Capital St**
Cross Dir: **S**
Dist: **0.01 miles**

14,221
2023 Est. daily traffic counts

Street: **West Broad Street**
Cross: **N Glenwood Ave**
Cross Dir: **W**
Dist: **0.03 miles**

945
2023 Est. daily traffic counts

Street: **RODGERS AVE**
Cross: **Scott St**
Cross Dir: **S**
Dist: **0.03 miles**

ASSETS

INCLUDED



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1 MIC	1 Double Stacked Pizza Conveyor	1 2-Burner Stove	1 Electronic Scale	1 Sheeter	3-Compartment Sink
1 Single Door Refrigerator	2 Chef Bases	1 Self-Contained Fryer	1 2-Door Reach-In Refrigerator	1 Mixer	1 Heat Lamp
1 POS System	5 Stainless Steel Tables	1 Undercounter Freezer	2 Single Door Freezers	1 Vegetable Sink	Miscellaneous Pots, Pans, and Shelving



CONTACT US

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