

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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159,565 +/- SF Building on 0.84 +/- ac



Appraisal Brokerage Consulting Development

COLUMBUS ATHENAEUM BUILDING FOR SALE
32 North 4th Street, Columbus, OH 43215

HISTORIC DOWNTOWN COLUMBUS LANDMARK BUILDING!

Located in the heart of Downtown Columbus at N. 4th St. and E. Gay St, the Columbus Athenaeum Conference and Special Events Center, originally built in 1898 as a Masonic Temple, was renovated and converted into a premier Columbus event and wedding venue. At over 160,000 SF and five stories high, this architectural beauty with its elegance and unique design has hosted many live concerts, performances, weddings and special events. The building includes a 1,000+ guest ballroom with a balcony, a large, deep-stage theater, the Oak Room used for smaller banquets and the Pine Room – a restaurant with a complete kitchen. The building features two passenger and two freight elevators for guest convenience and easy load-in.

[Click here to take a virtual tour of the building.](#)

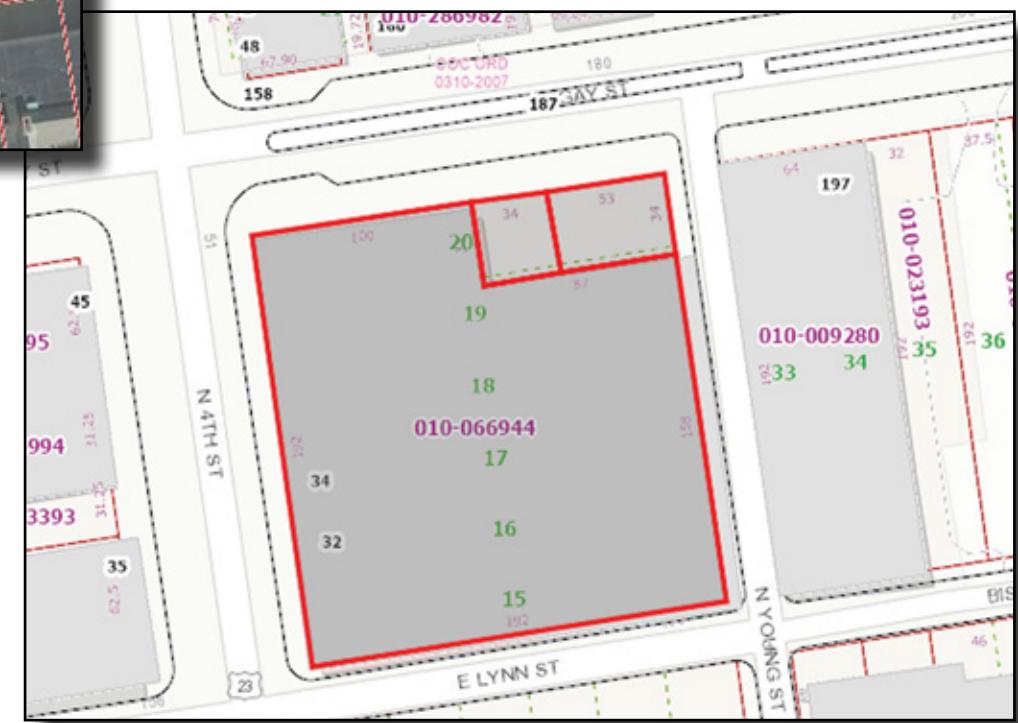
Some FF&E included in the sale. 2 additional parcels are included that allow for a few parking spaces and dumpster storage. Metered parking surrounds the building on E Gay St and N Young St.

**Sale process is subject to Court approval pending receivership. Any buyer will need to provide proof of funds and large deposit to be considered for purchase.
Contact Broker for copy of purchase contract to be used.**



Property Highlights

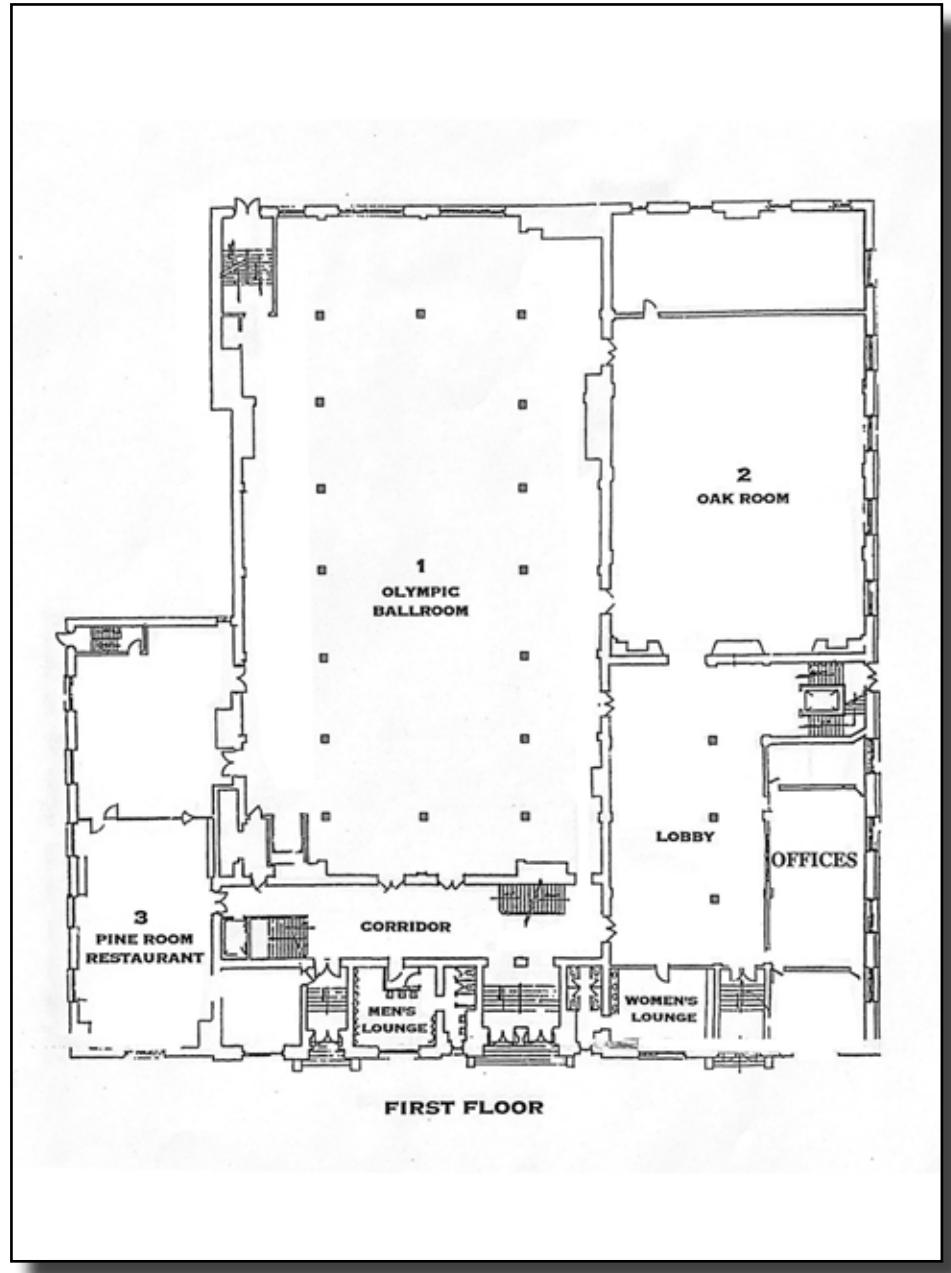
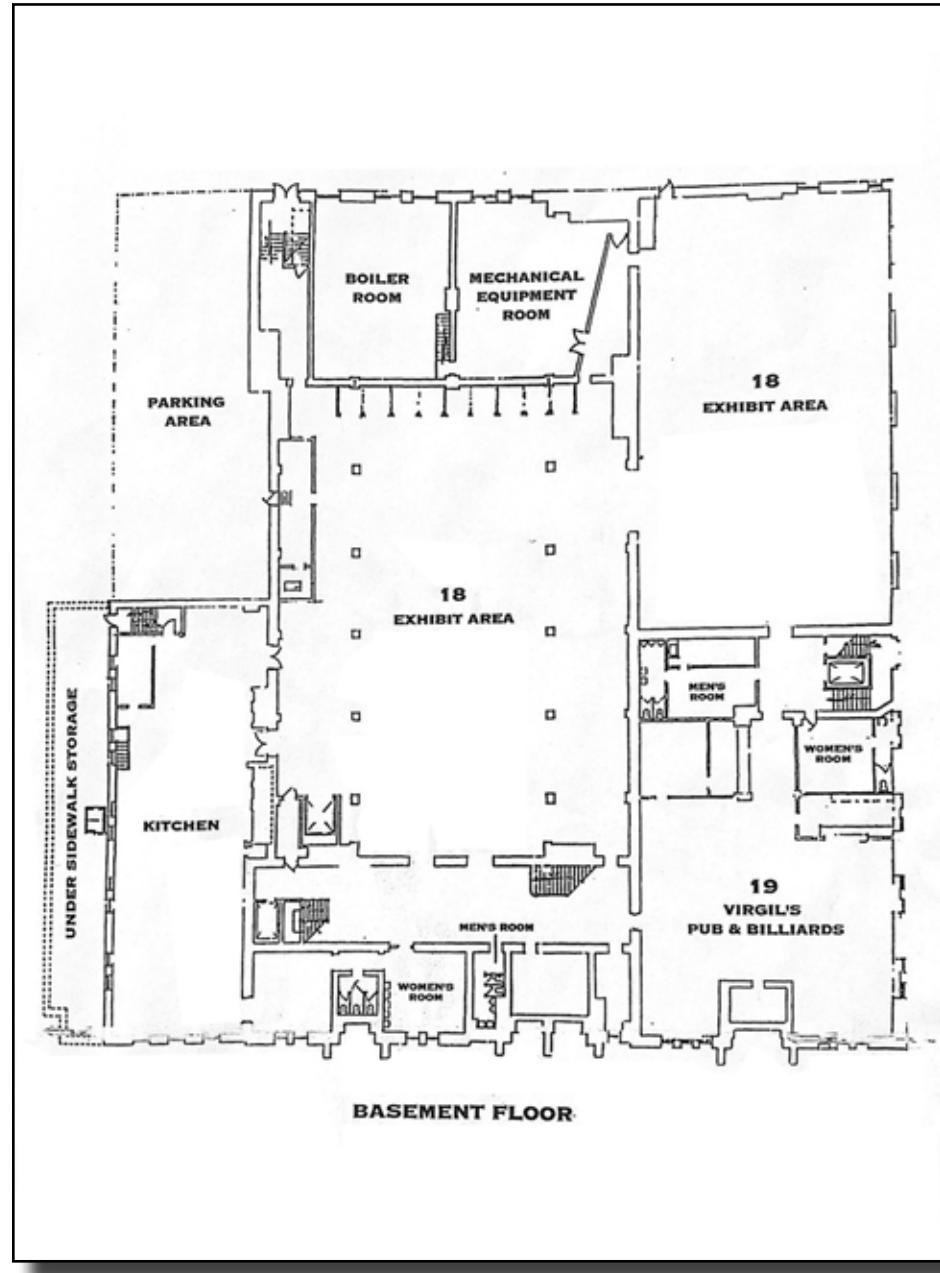
Address:	32 N 4th St Columbus, Ohio 43215
County:	Franklin
City:	City of Columbus
PID:	010-066944-00 010-040936-00 010-040523-00
Location:	SEC of N 4th Street and E Gay St
Taxes 2025	\$95,265
Acreage:	0.84 +/- Ac
Year Built:	1898
Year Remodeled:	1935
Gross SF:	159,565 +/- SF (per auditor)
Stories:	5
Sale Price:	\$8,500,000
Zoning:	DD Downtown District

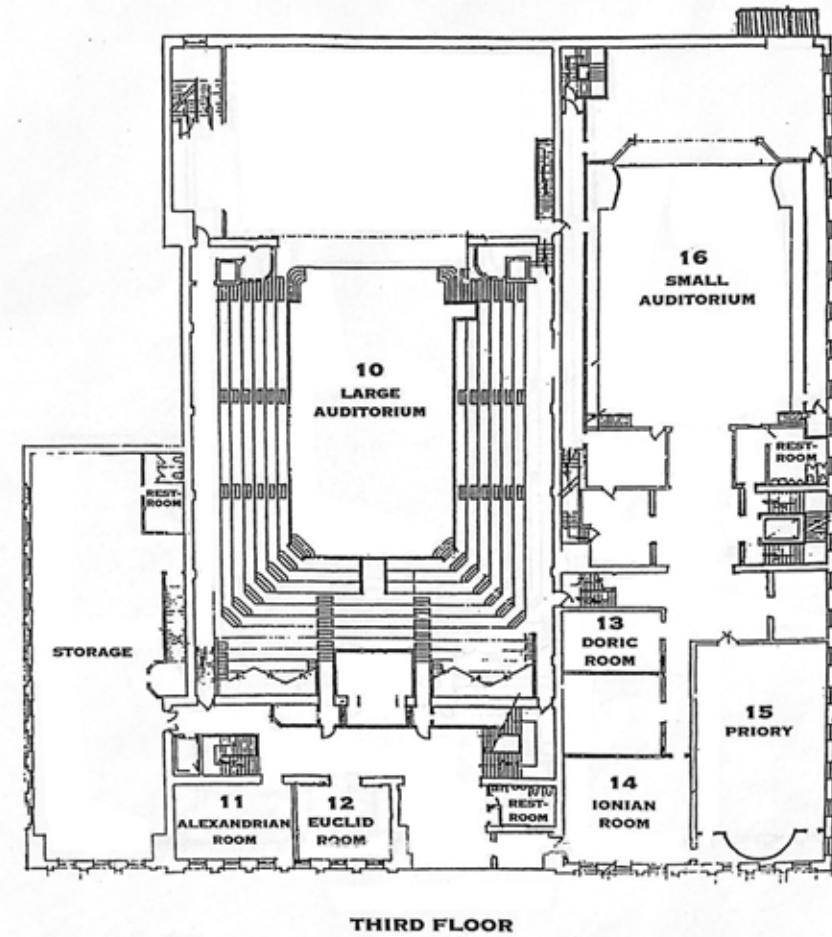
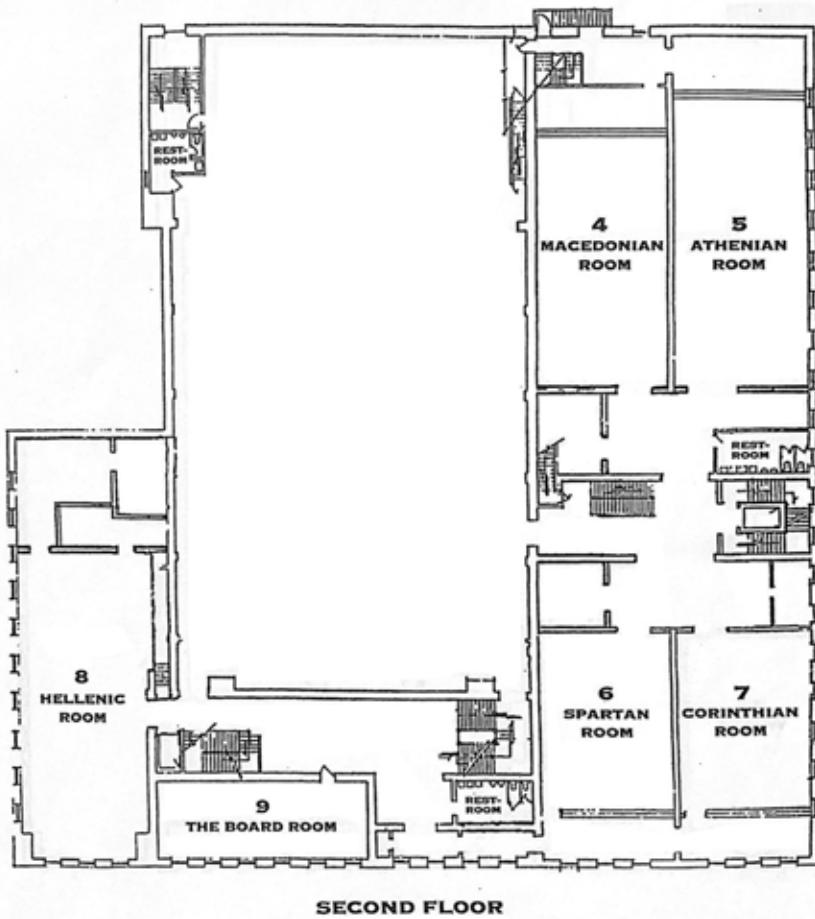


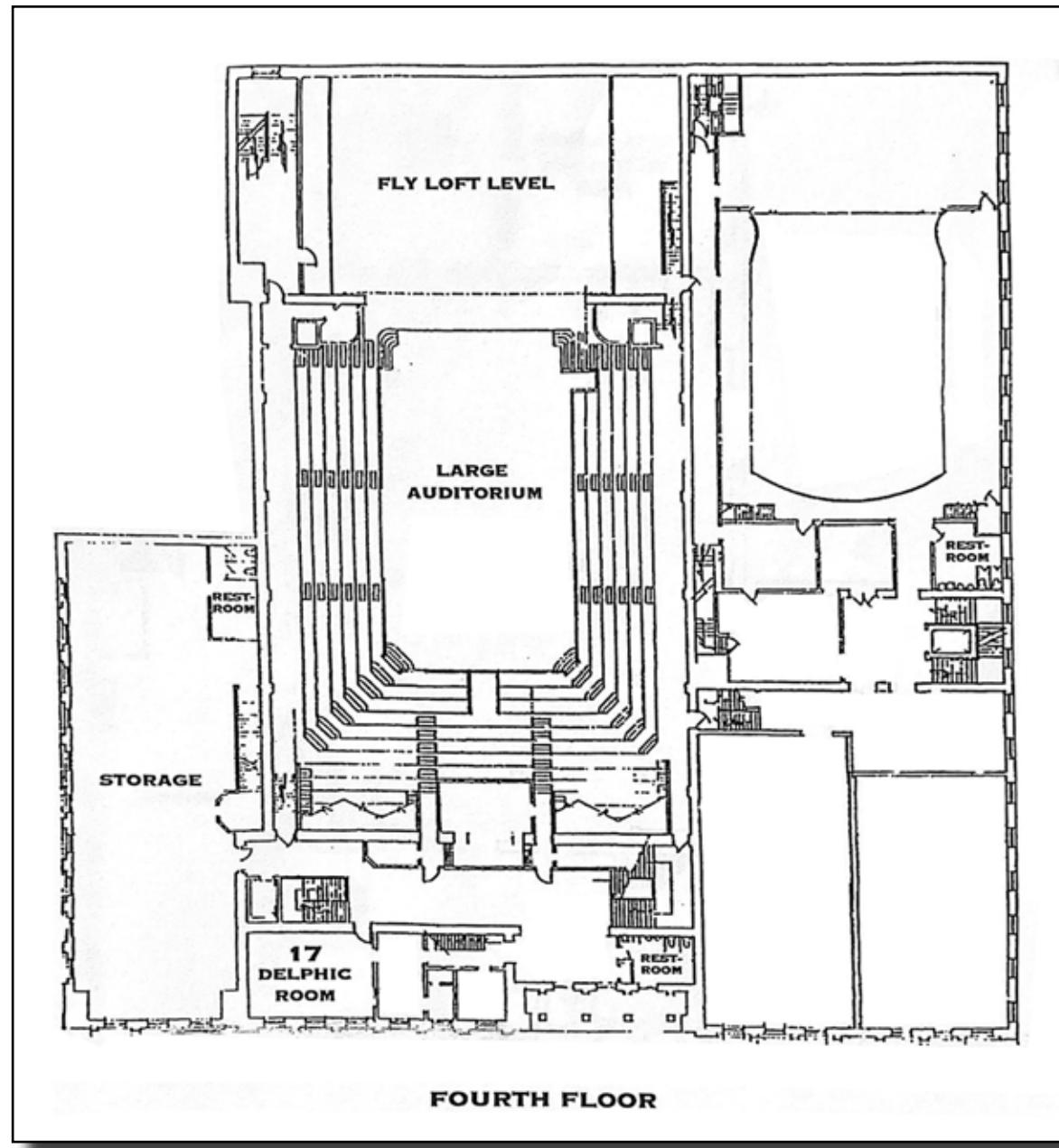
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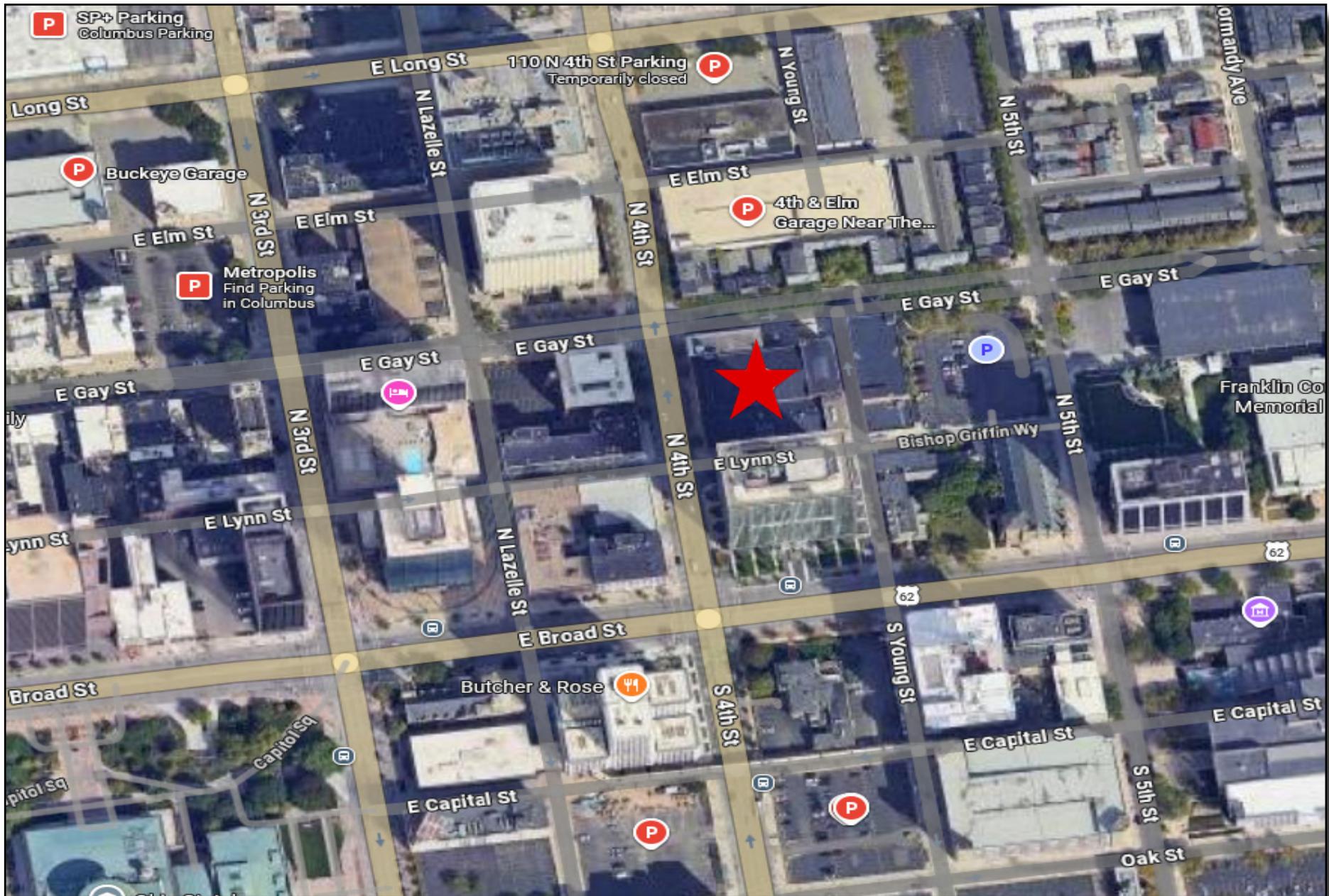






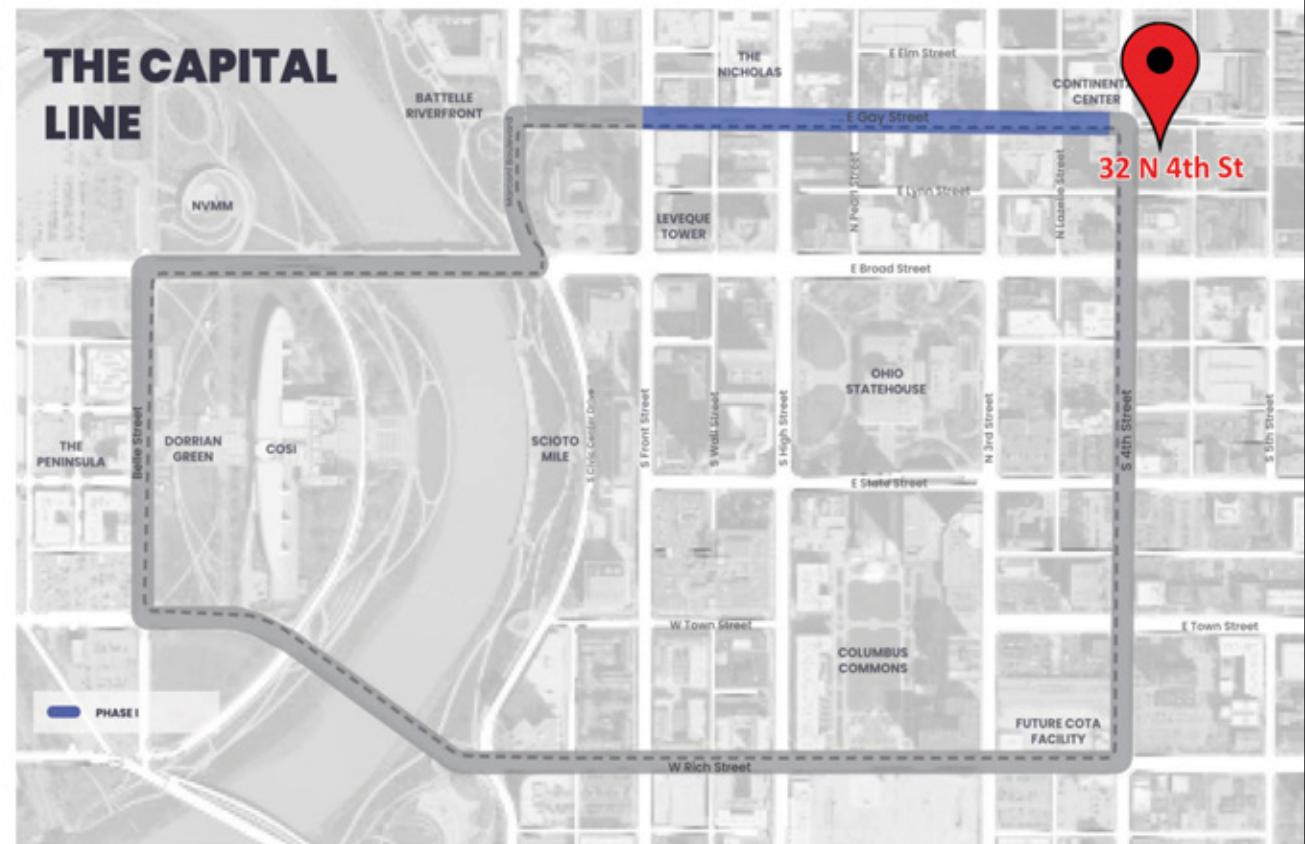




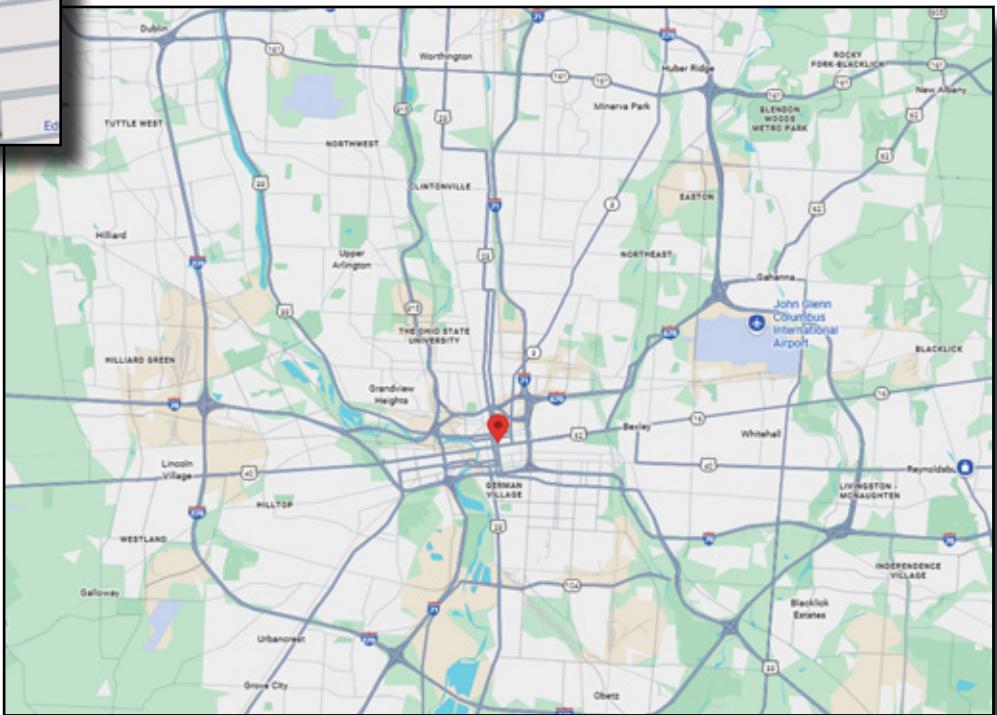
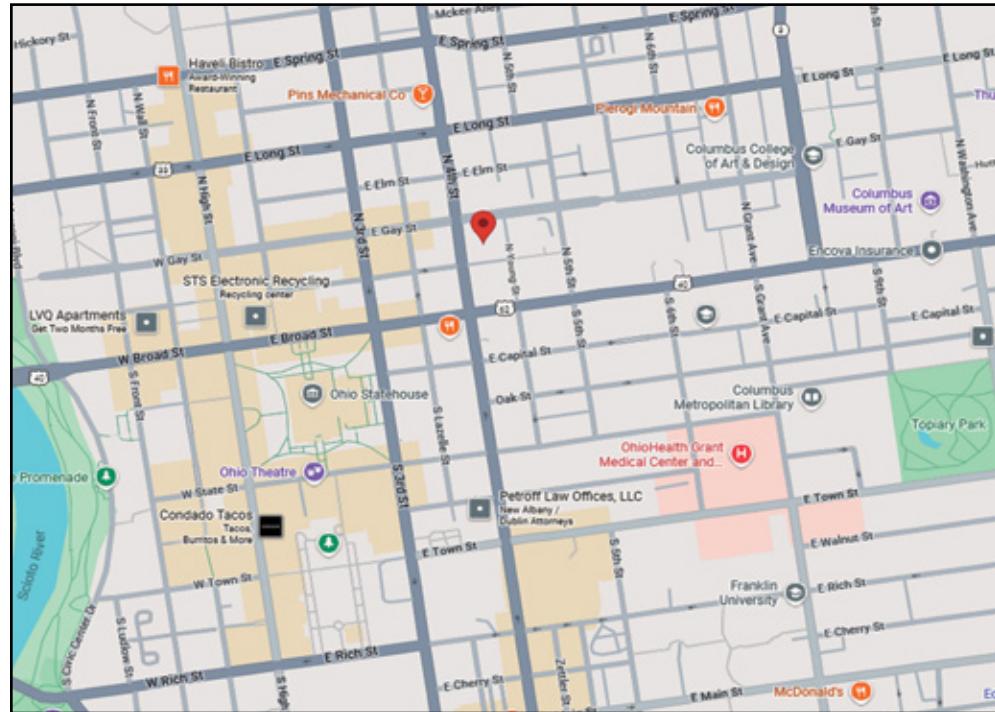


ABOUT THE CAPITAL LINE

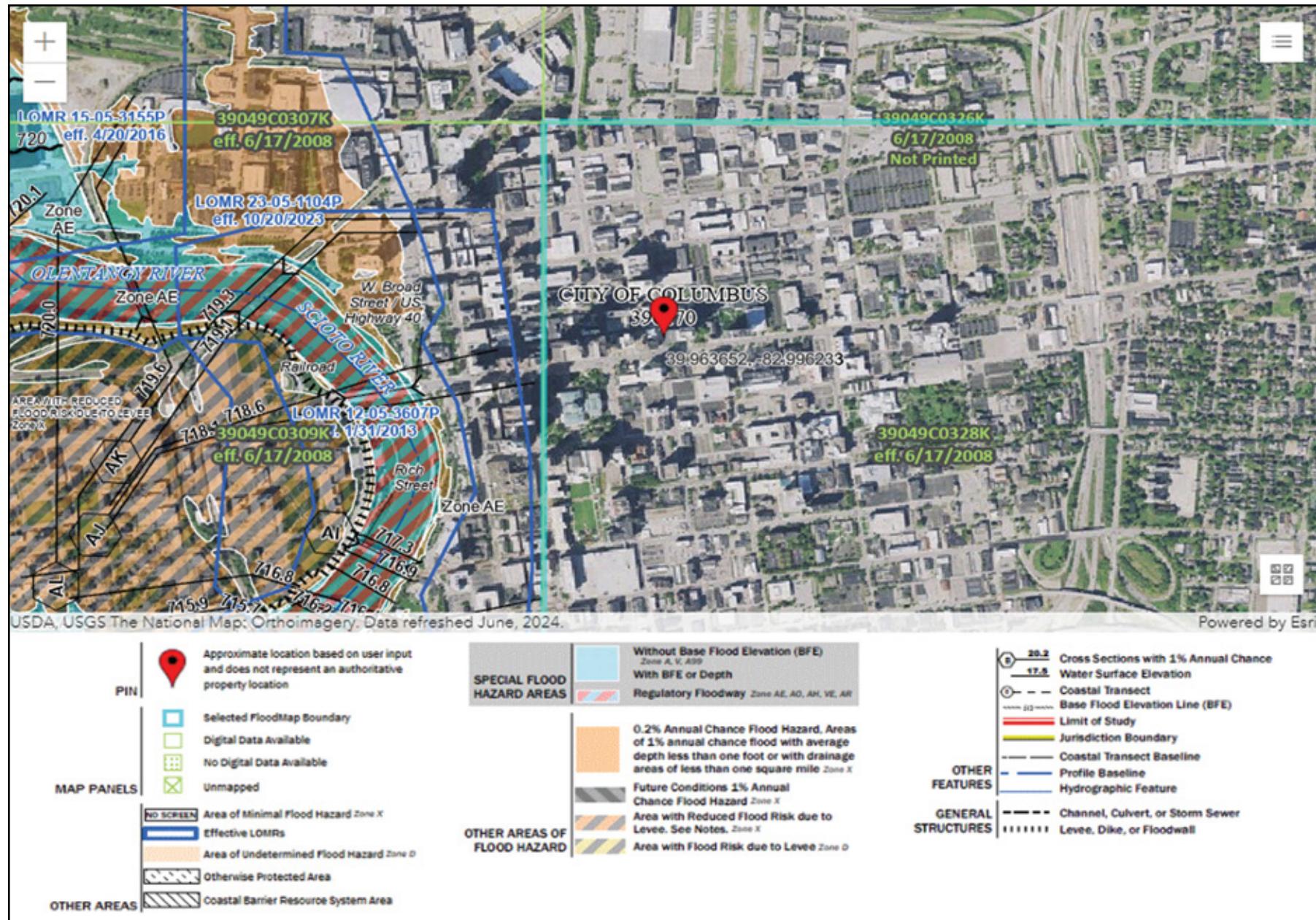
The Capital Line is an urban pathway through the heart of Downtown Columbus. This **two-mile journey, exclusive to bike and pedestrian traffic**, offers an intentional route to some of the city's most vibrant attractions, **connecting amenities, greenspaces, job centers, and residential neighborhoods** within Downtown Columbus, catalyzing new **economic investment** along the route and enhancing the Downtown experience to **put people first**.

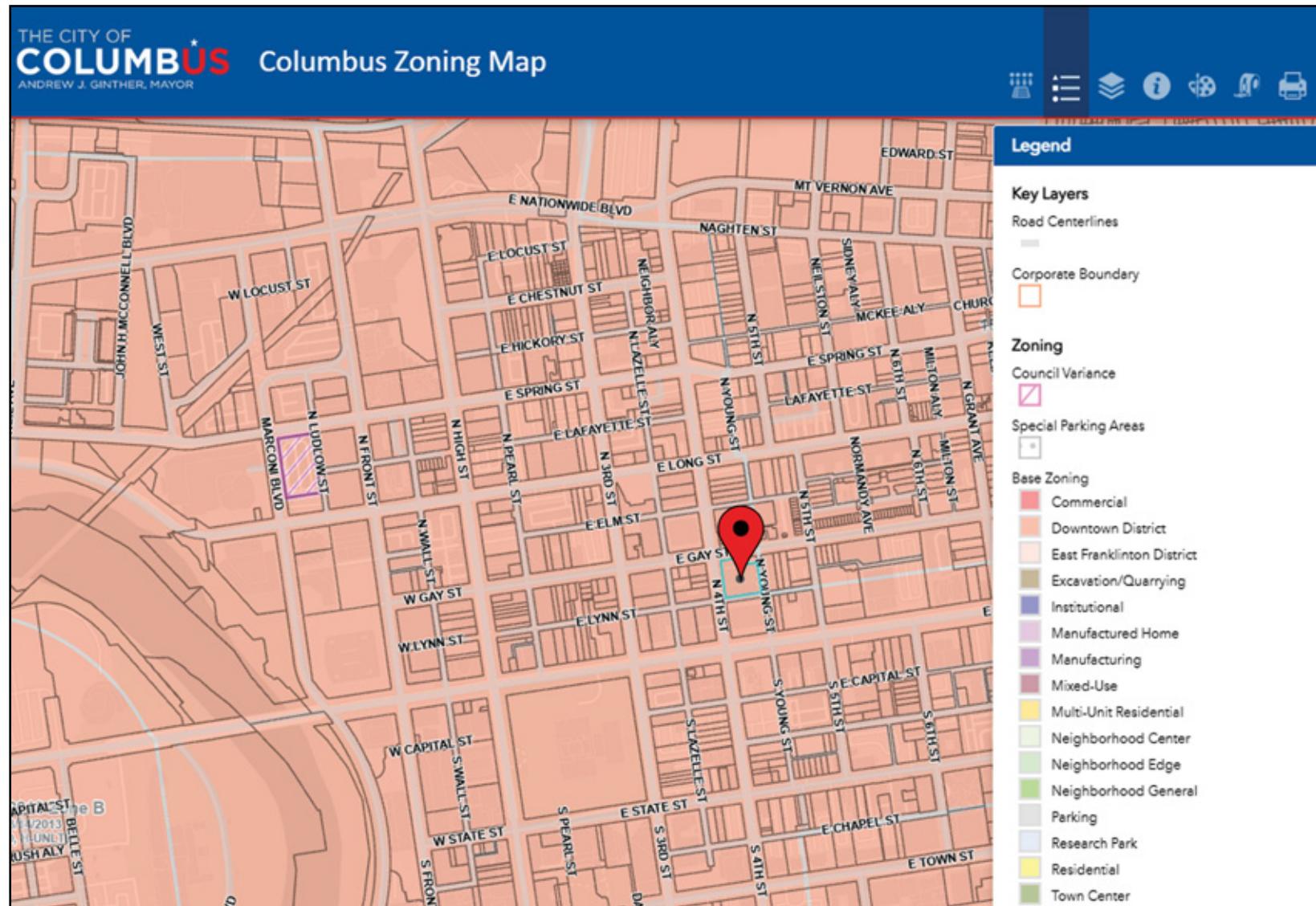


Click [here](#) to view Capital Line Overview

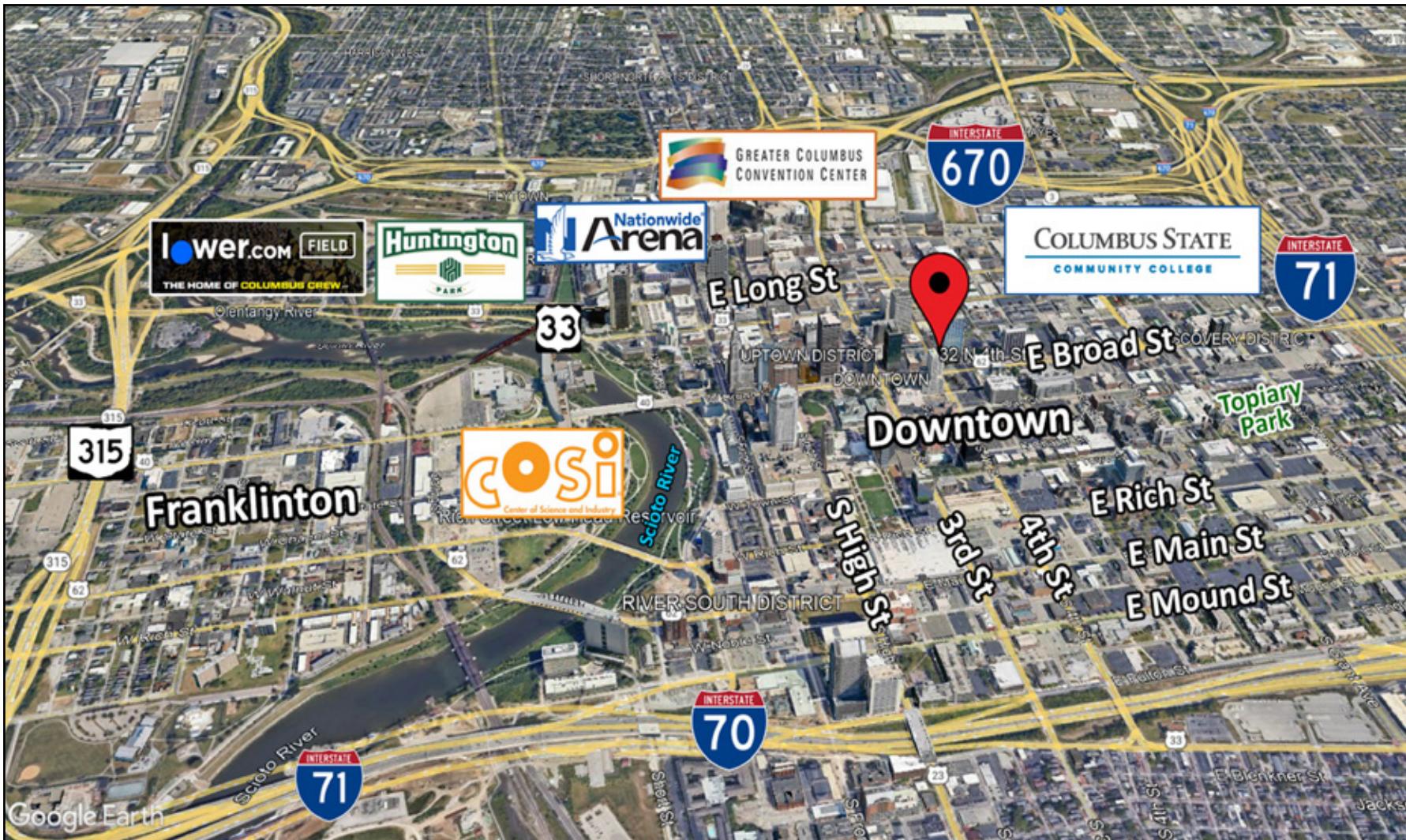


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Click [here](#) to view zoning regulations



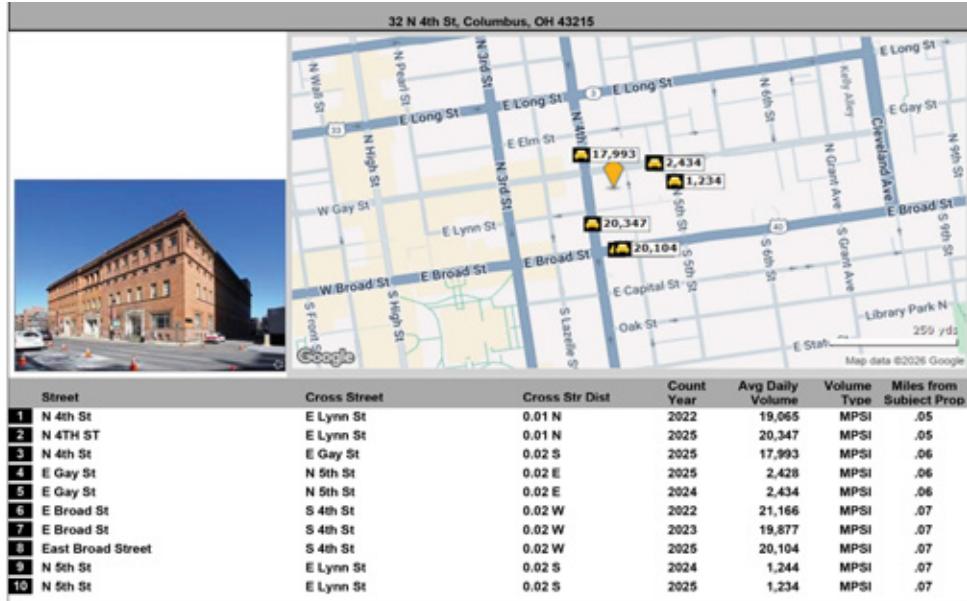
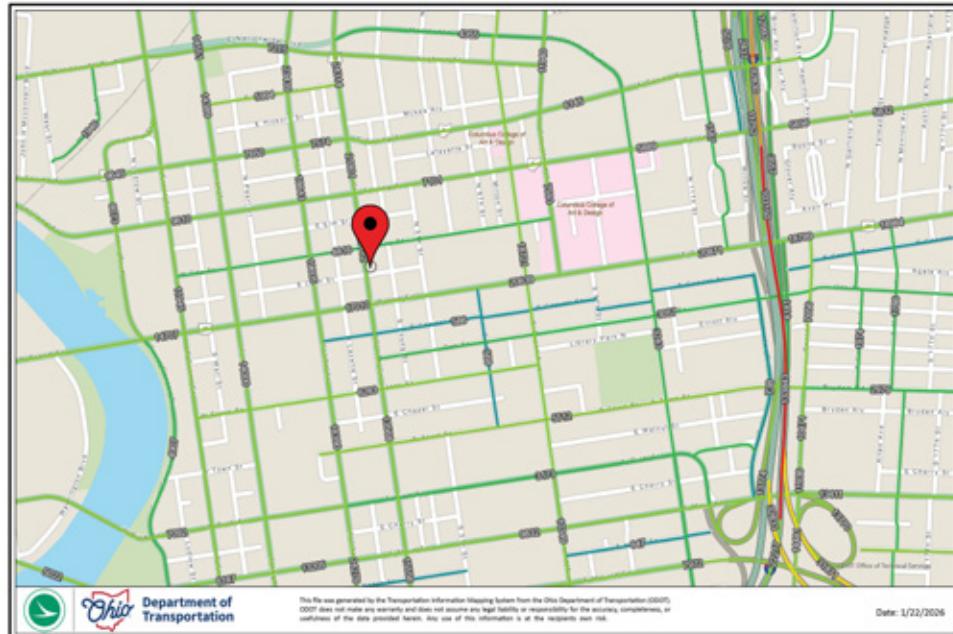
Great Downtown Location

Easy access to major highways

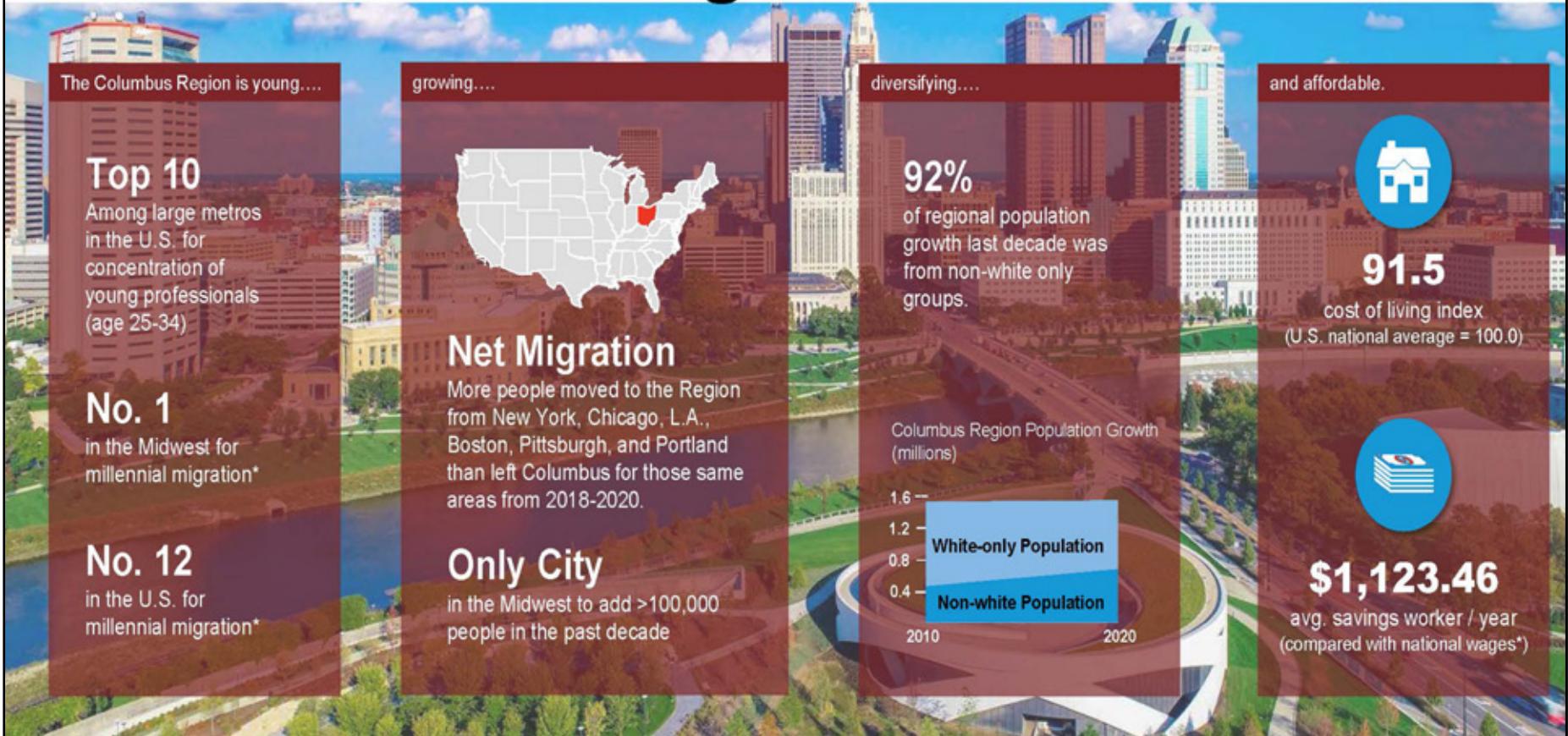
Minutes to John Glenn International Airport

Demographic Summary Report

32 N 4th St, Columbus, OH 43215			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	17,885	158,574	367,598
2024 Estimate	17,442	155,752	362,861
2020 Census	15,298	142,722	341,798
Growth 2024 - 2029	2.54%	1.81%	1.31%
Growth 2020 - 2024	14.01%	9.13%	6.16%
2024 Population by Hispanic Origin	762	7,752	23,016
2024 Population	17,442	155,752	362,861
White	11,871 68.06%	90,255 57.95%	206,786 56.99%
Black	2,900 16.63%	42,727 27.43%	96,645 26.63%
Am. Indian & Alaskan	61 0.35%	547 0.35%	1,519 0.42%
Asian	899 5.15%	5,204 3.34%	12,584 3.47%
Hawaiian & Pacific Island	6 0.03%	97 0.06%	192 0.05%
Other	1,705 9.78%	16,922 10.86%	45,135 12.44%
U.S. Armed Forces	32	122	159
Households			
2029 Projection	11,287	72,600	157,981
2024 Estimate	10,994	71,303	155,945
2020 Census	9,569	65,182	146,679
Growth 2024 - 2029	2.67%	1.82%	1.31%
Growth 2020 - 2024	14.89%	9.39%	6.32%
Owner Occupied	2,158 19.63%	19,653 27.56%	57,641 36.96%
Renter Occupied	8,837 80.38%	51,650 72.44%	98,303 63.04%
2024 Households by HH Income	10,993	71,301	155,945
Income: <\$25,000	3,060 27.84%	19,649 27.56%	40,040 25.68%
Income: \$25,000 - \$50,000	1,779 16.18%	14,842 20.82%	34,457 22.10%
Income: \$50,000 - \$75,000	1,467 13.34%	11,072 15.53%	27,107 17.38%
Income: \$75,000 - \$100,000	1,519 13.82%	8,023 11.25%	17,756 11.39%
Income: \$100,000 - \$125,000	647 5.89%	5,329 7.47%	11,487 7.37%
Income: \$125,000 - \$150,000	717 6.52%	3,743 5.25%	7,462 4.79%
Income: \$150,000 - \$200,000	882 8.02%	4,619 6.48%	8,452 5.42%
Income: \$200,000+	922 8.39%	4,024 5.64%	9,184 5.89%
2024 Avg Household Income	\$85,623	\$75,124	\$74,835
2024 Med Household Income	\$61,448	\$52,389	\$52,882



What's Driving Investment?



Notable Projects YTD



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

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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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 88 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

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy or completeness of the Memorandum.

A prospective Buyer/Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.