

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.](#)

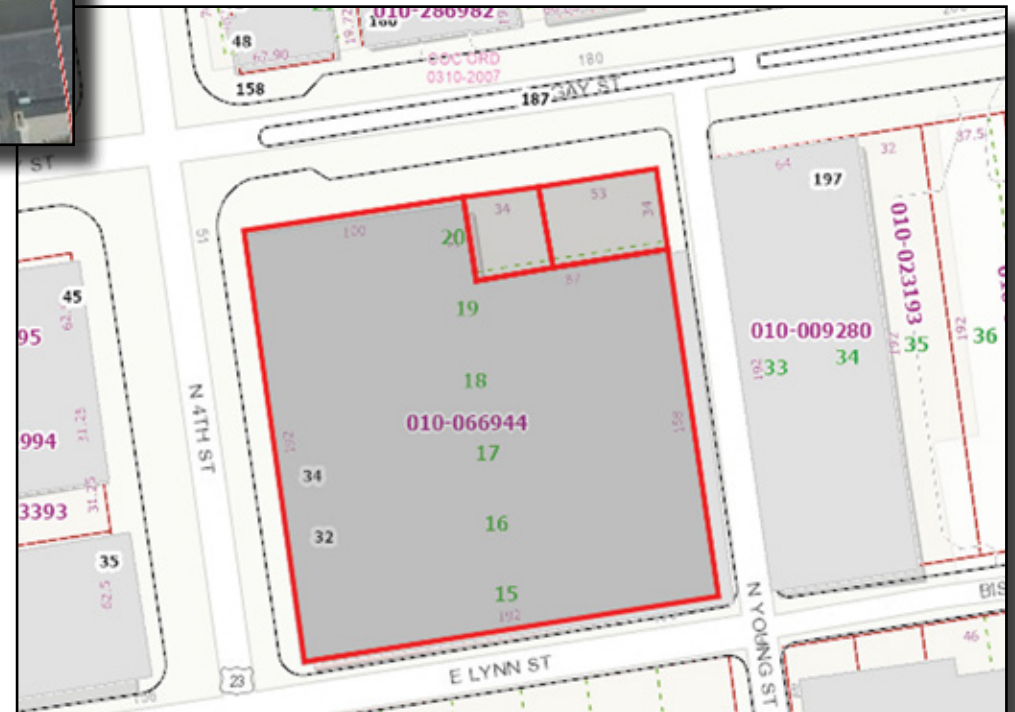
Some FF&E included in the sale. 2 additional parcels are included that allow for a few parking spaces and dumpster storage. Metered parking surrounds the building on E Gay St and N Young St.

**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.**



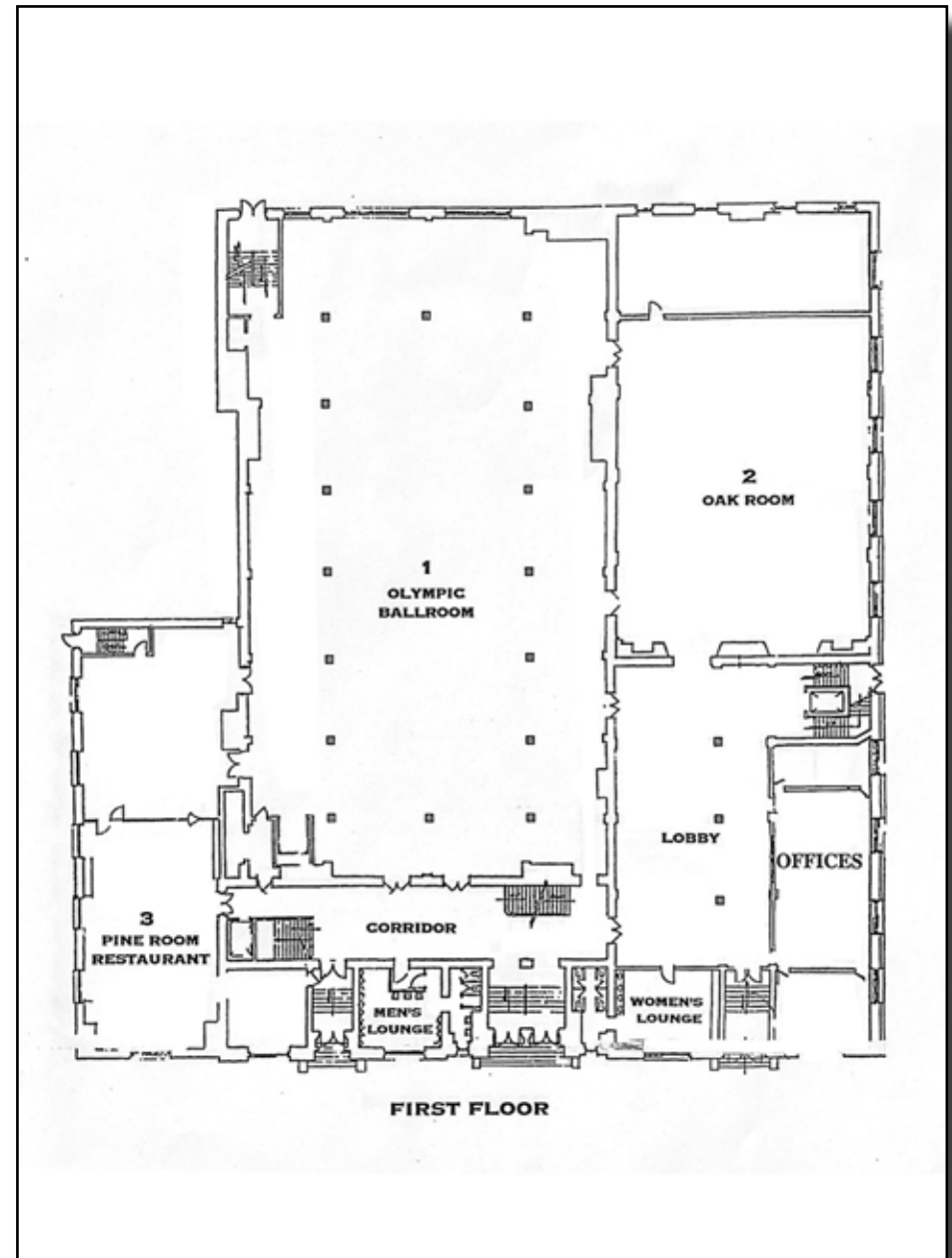
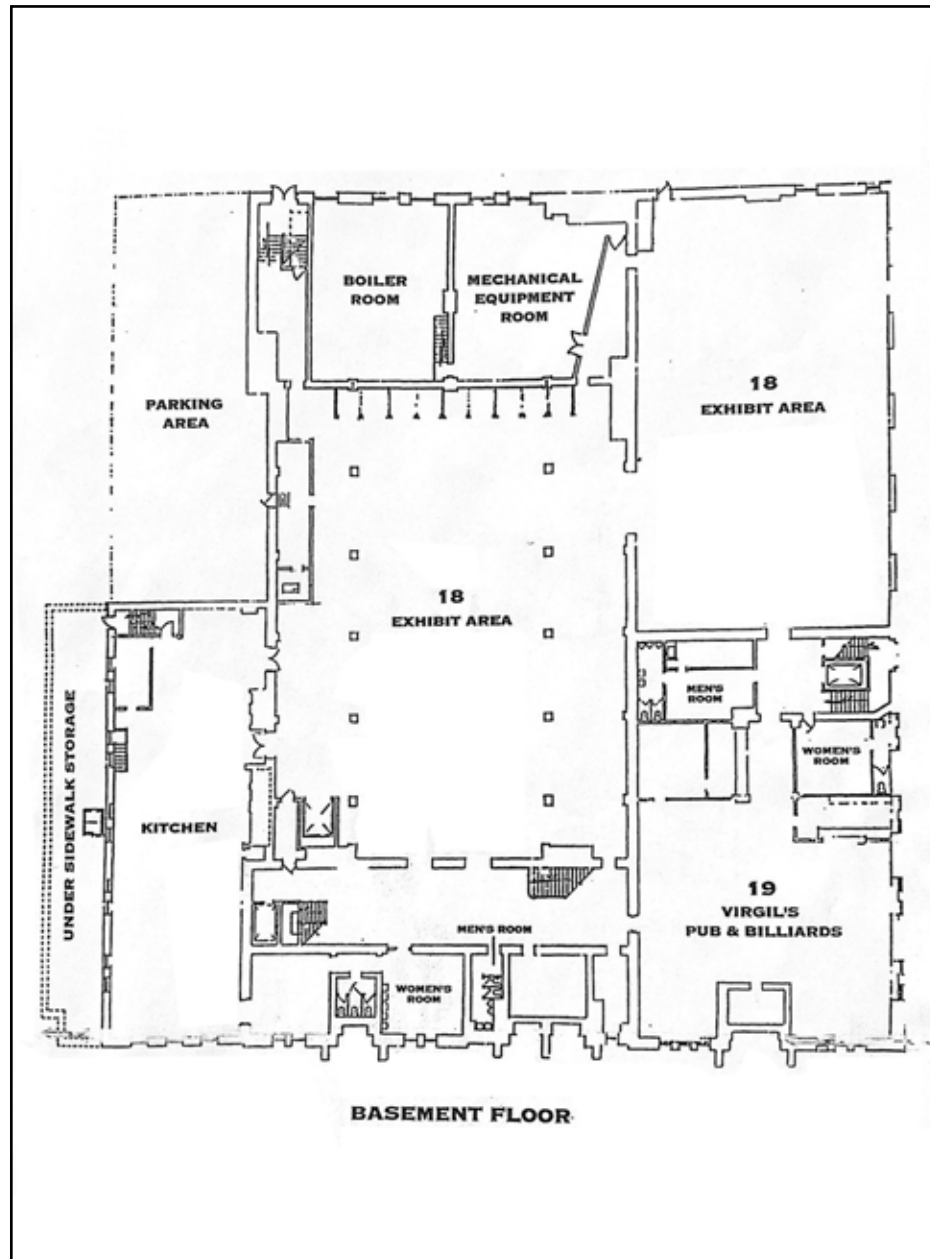
Property Highlights

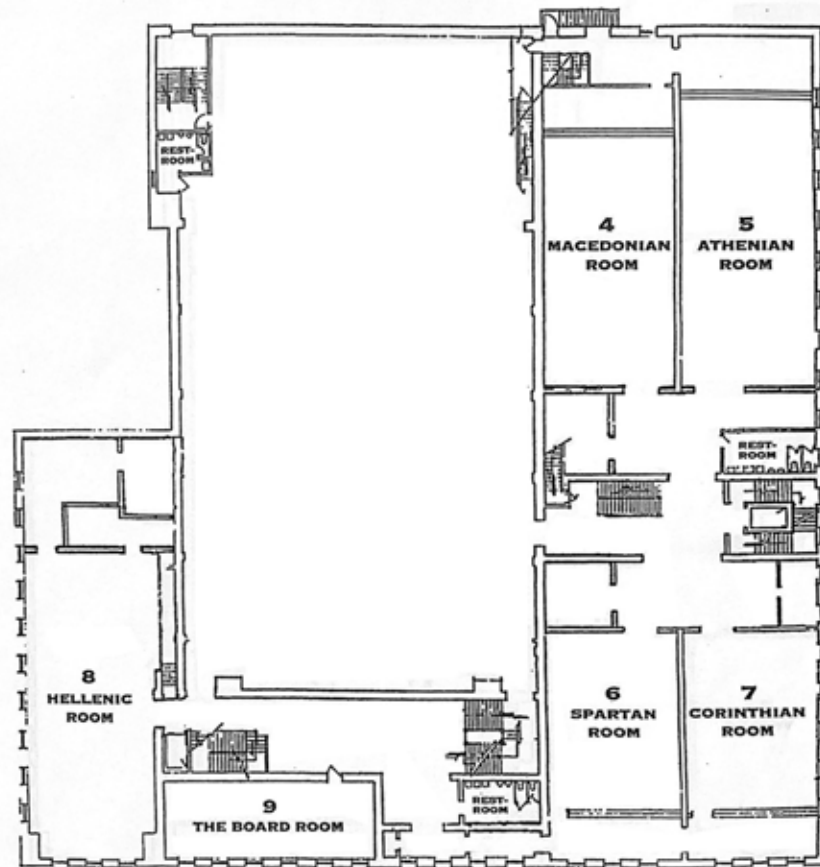
Address:	32 N 4th St Columbus, Ohio 43215
County:	Franklin
City:	City of Columbus
PID:	010-066944-00 010-040936-00 010-040523-00
Location:	SEC of N 4th Street and E Gay St
Taxes 2025	\$95,265
Acreage:	0.84 +/- Ac
Year Built:	1898
Year Remodeled:	1935
Gross SF:	159,565 +/- SF (per auditor)
Stories:	5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



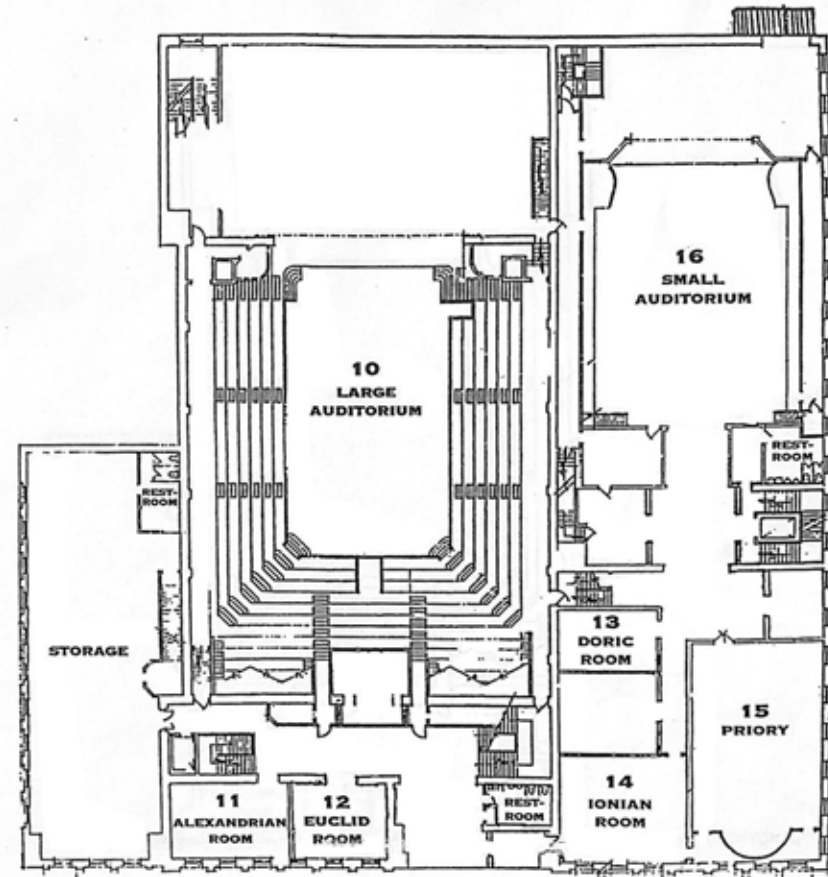




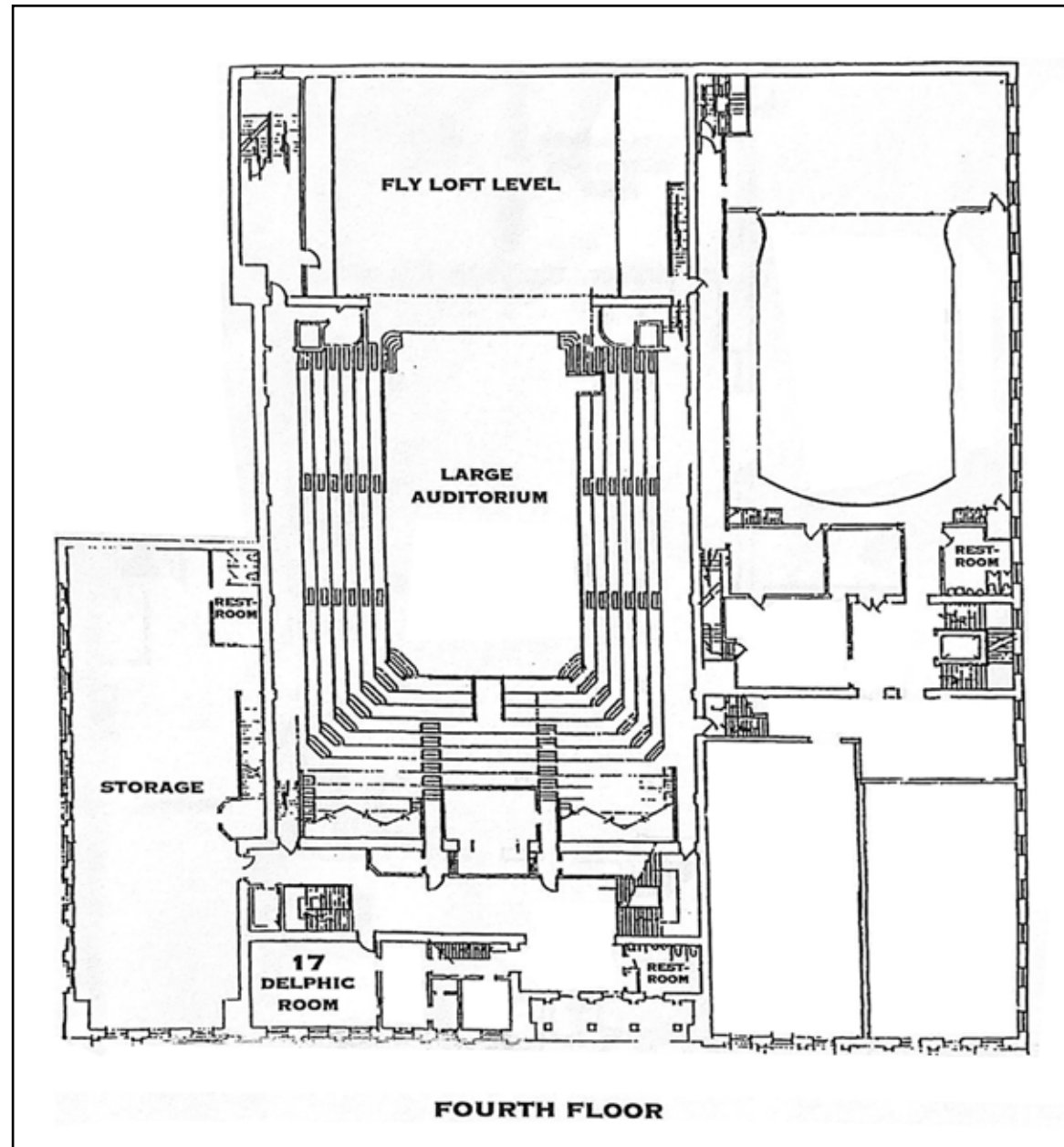




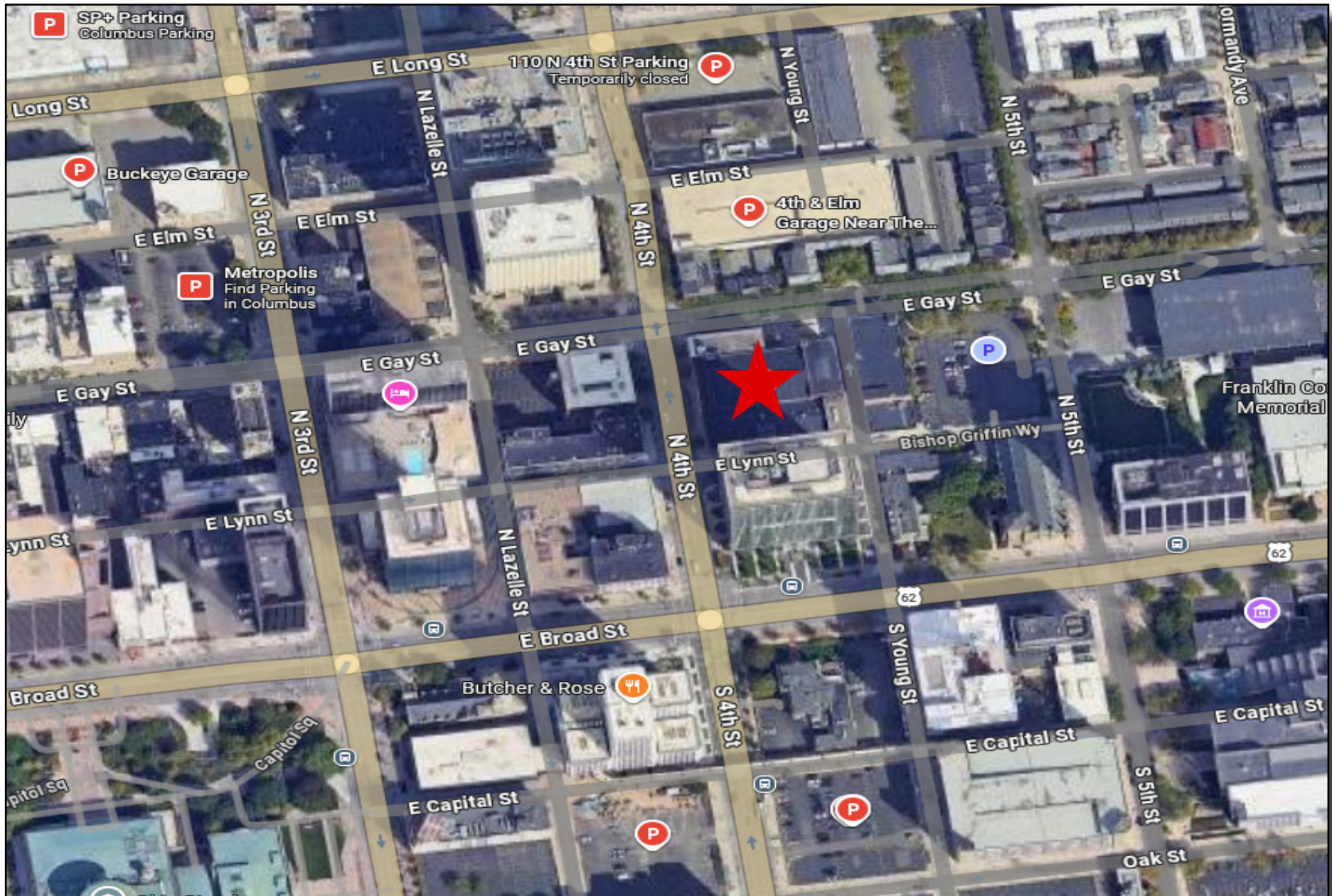
SECOND FLOOR



THIRD FLOOR

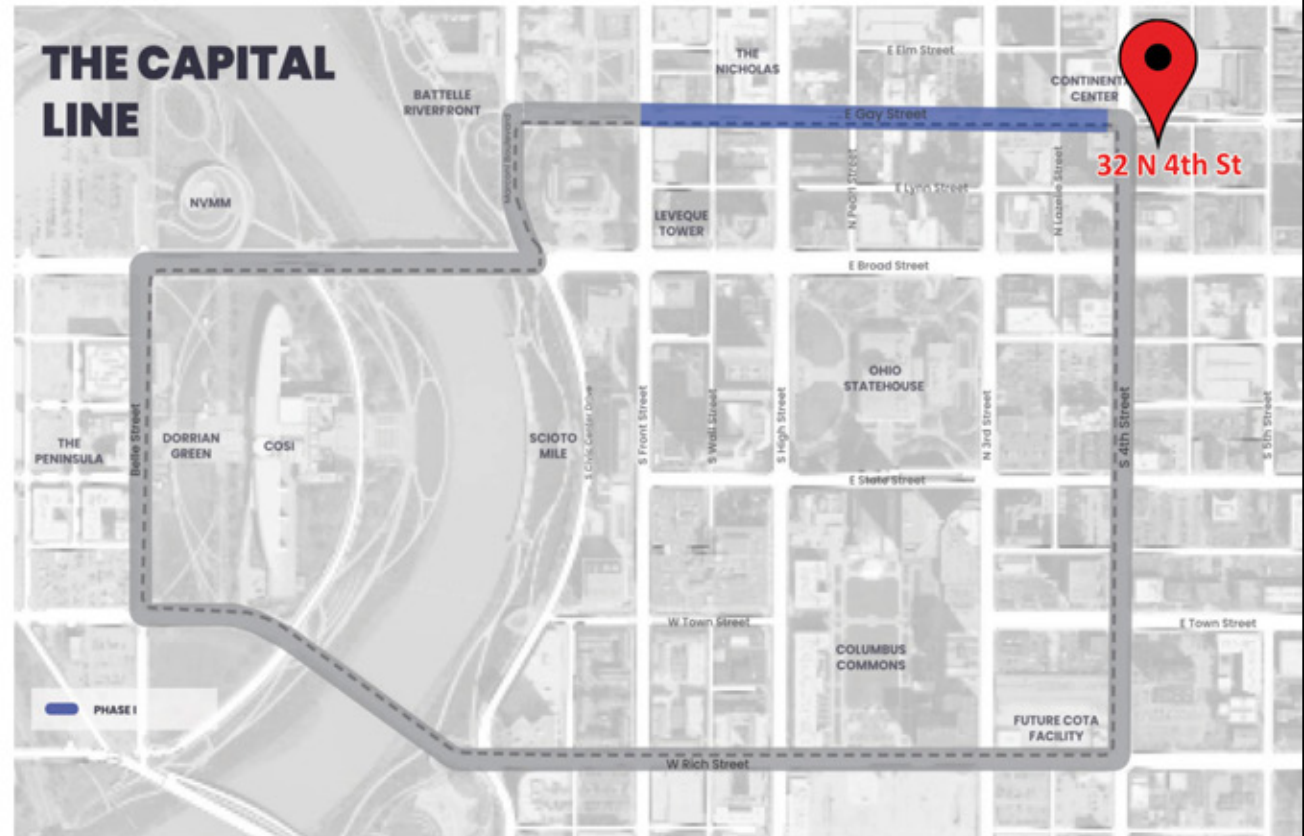




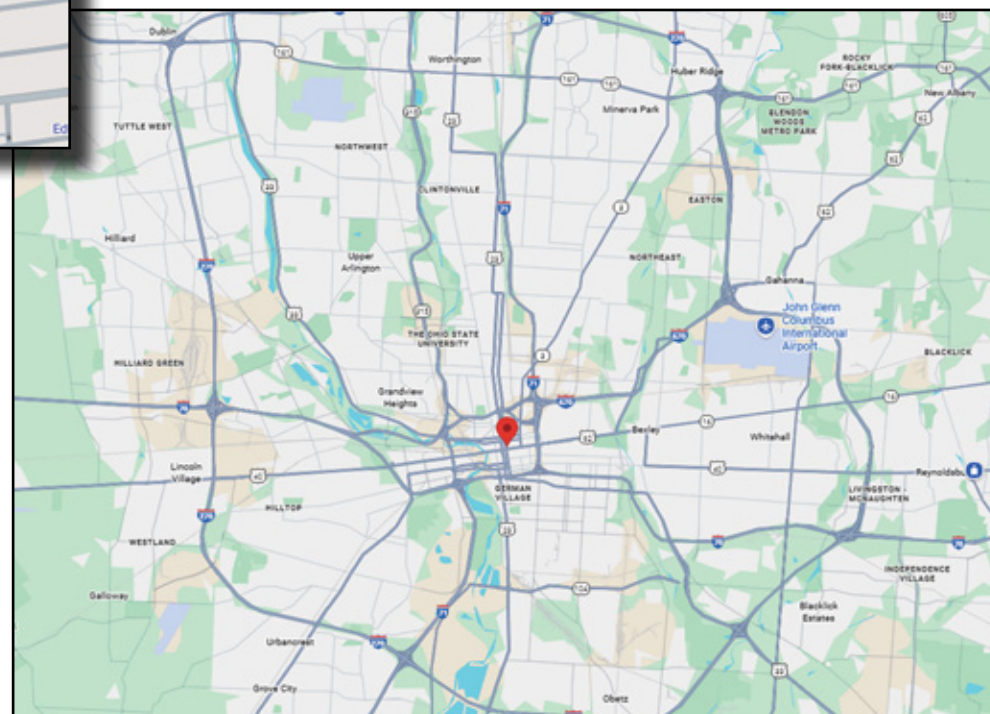
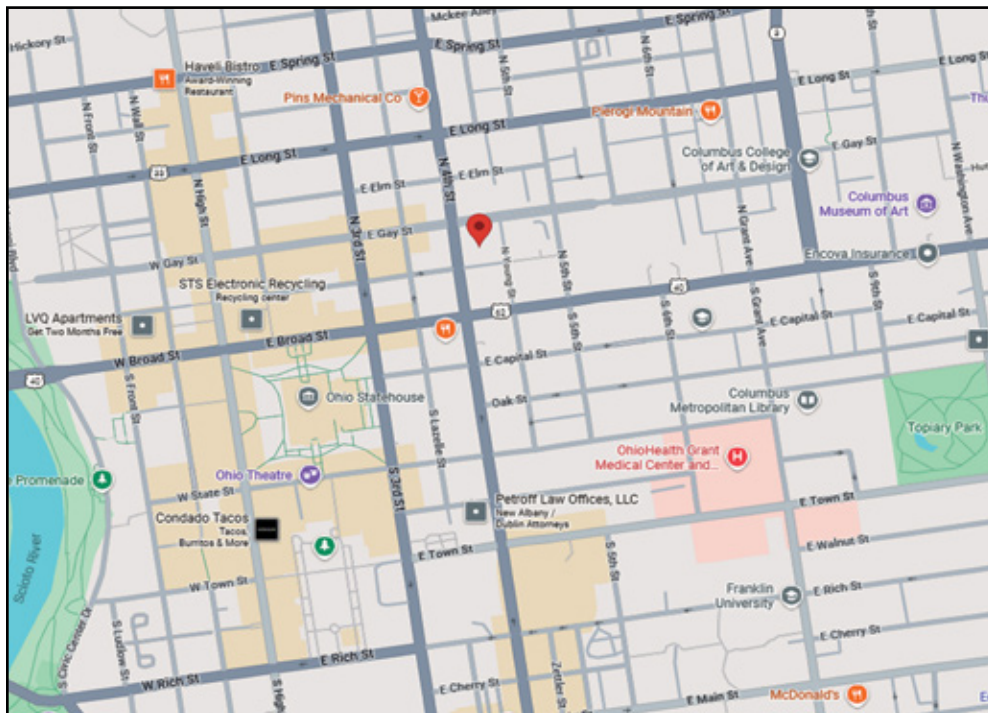


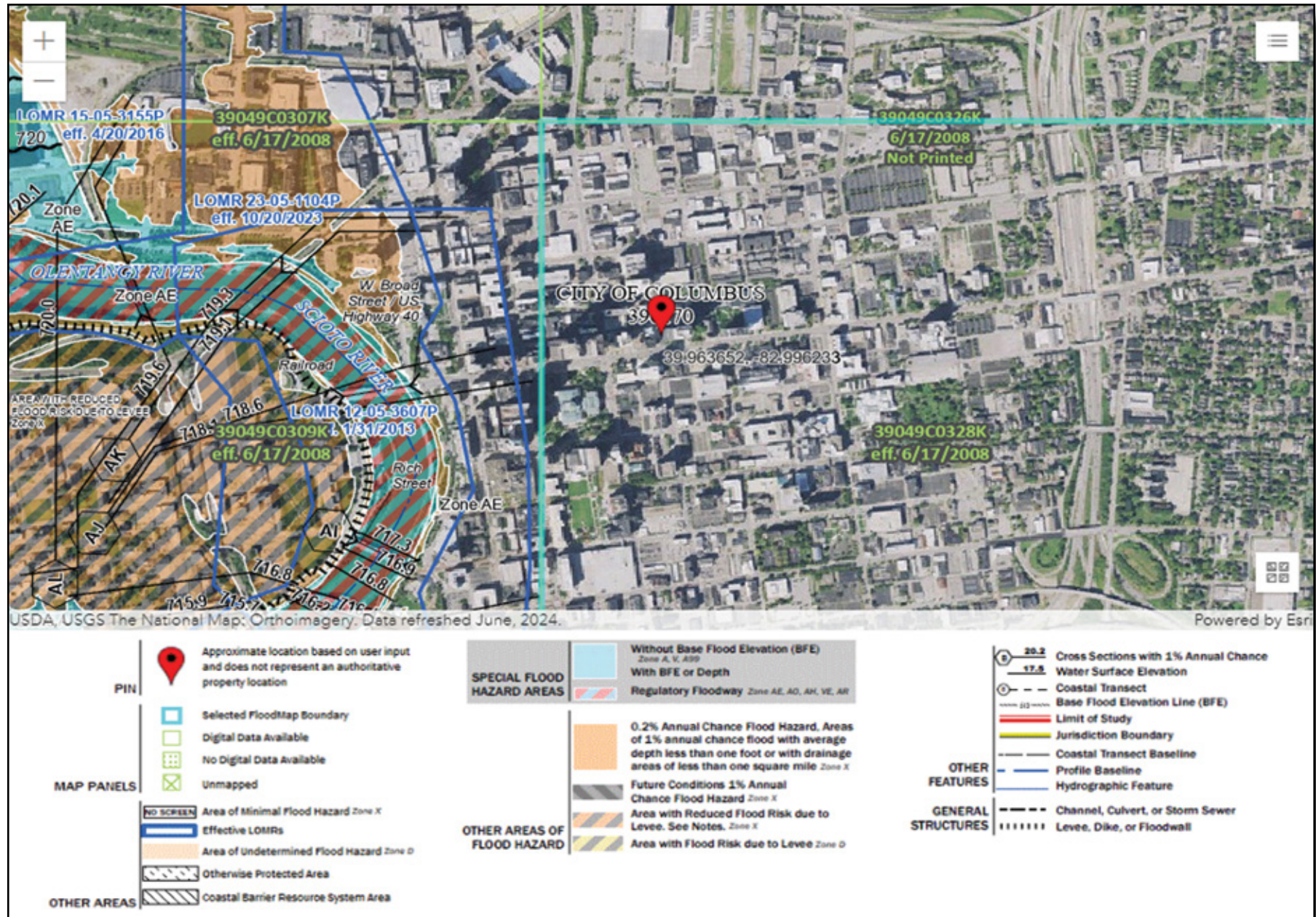
ABOUT THE CAPITAL LINE

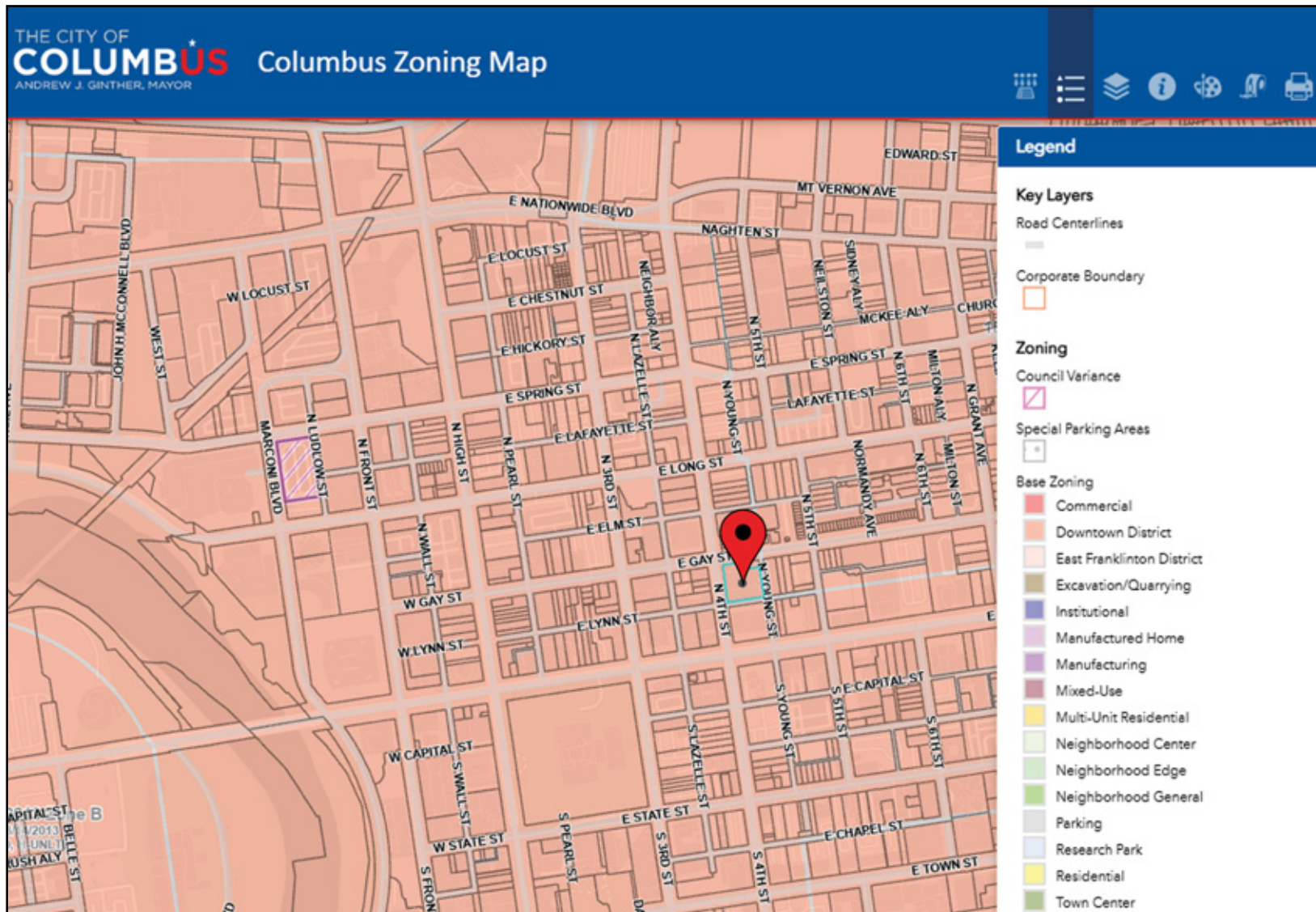
The Capital Line is an urban pathway through the heart of Downtown Columbus. This **two-mile journey, exclusive to bike and pedestrian traffic**, offers an intentional route to some of the city's most vibrant attractions, **connecting amenities, greenspaces, job centers, and residential neighborhoods**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



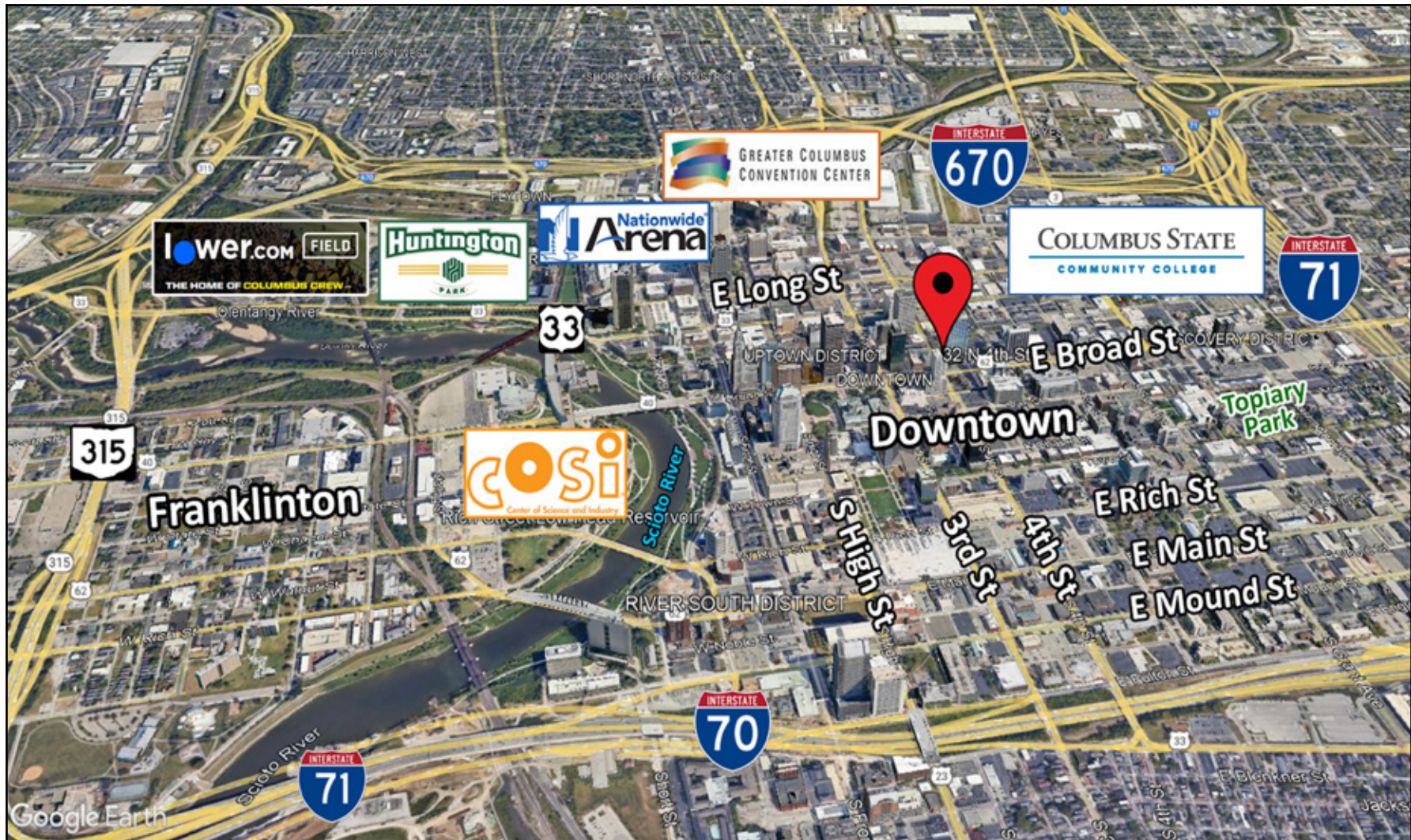
Click [here](#) to view Capital Line Overview







Click [here](#) to view zoning regulations



Great Downtown Location

Easy access to major highways
Minutes to John Glenn International Airport

Demographic Summary Report

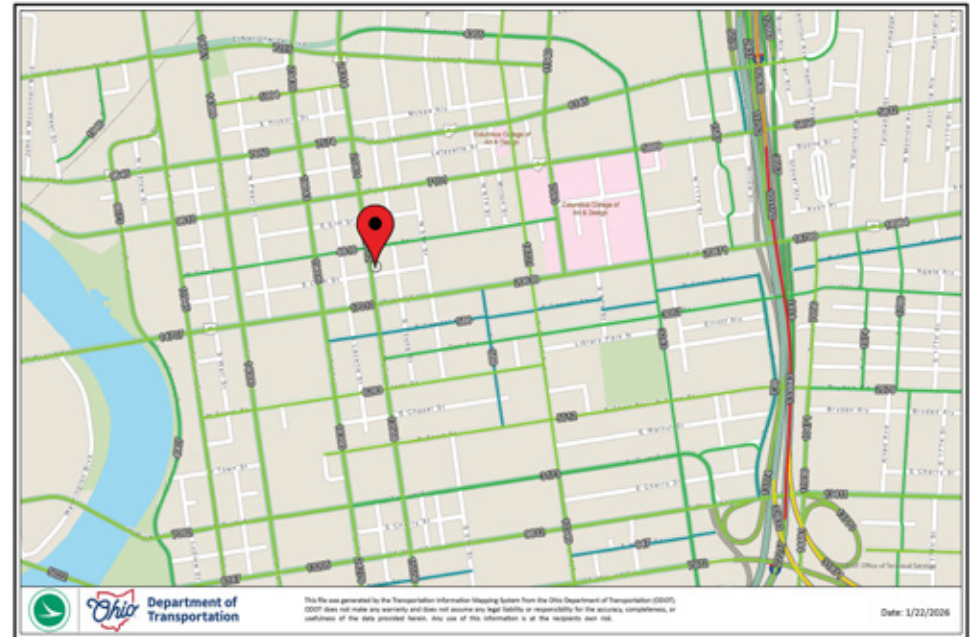
32 N 4th St, Columbus, OH 43215




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			
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

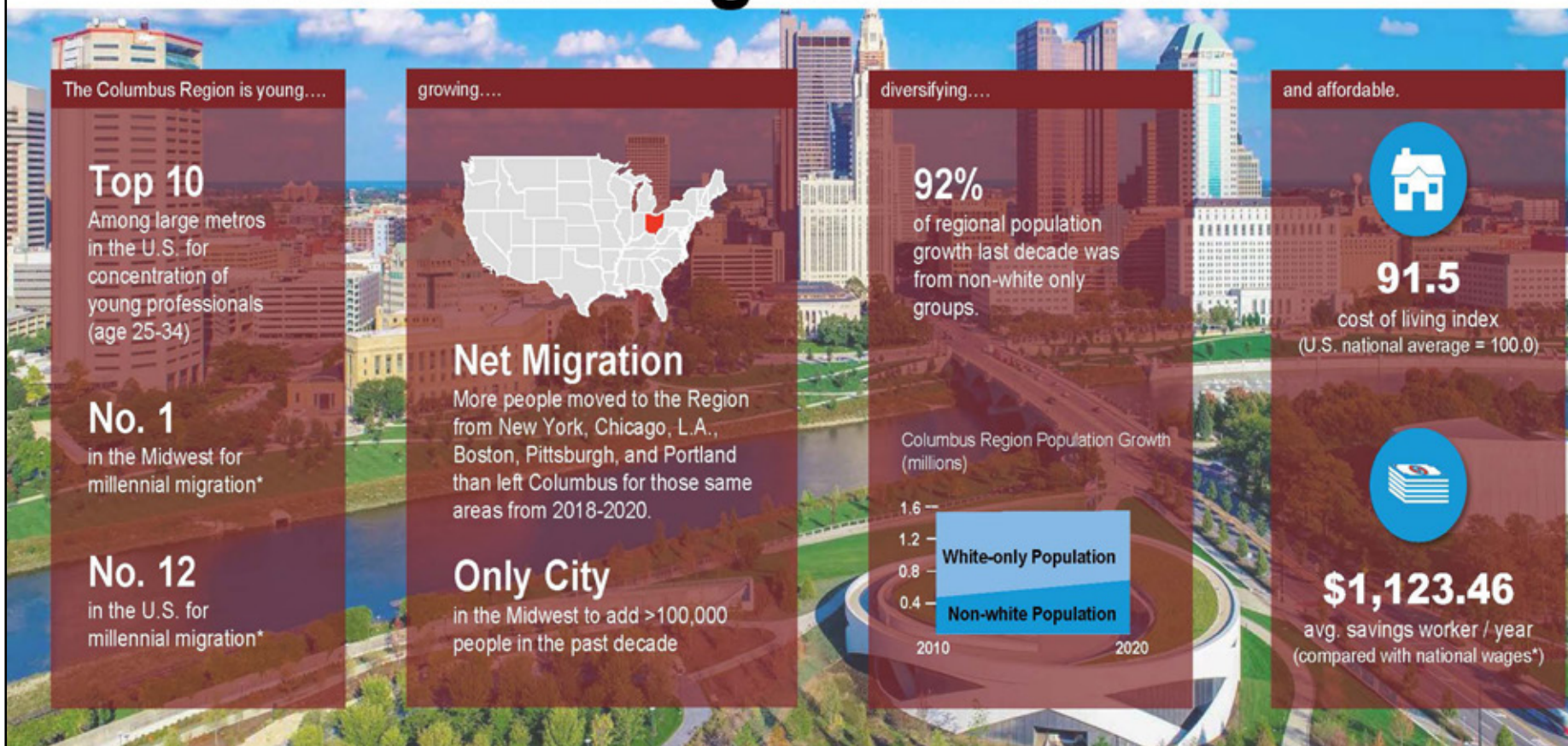
Households			
2029 Projection	11,287	72,600	157,981
2024 Estimate	10,994	71,303	155,945
2020 Census	9,569	65,182	146,679
Growth 2024 - 2029	2.67%	1.82%	1.31%
Growth 2020 - 2024	14.89%	9.39%	6.32%
Owner Occupied	2,158 19.63%	19,653 27.56%	57,641 36.96%
Renter Occupied	8,837 80.38%	51,650 72.44%	98,303 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



32 N 4th St, Columbus, OH 43215						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N 4th St	E Lynn St	0.01 N	2022	19,065	MPSt	.05
2 N 4TH ST	E Lynn St	0.01 N	2025	20,347	MPSt	.05
3 N 4th St	E Gay St	0.02 S	2025	17,993	MPSt	.06
4 E Gay St	N 5th St	0.02 E	2025	2,428	MPSt	.06
5 E Gay St	N 5th St	0.02 E	2024	2,434	MPSt	.06
6 E Broad St	S 4th St	0.02 W	2022	21,166	MPSt	.07
7 E Broad St	S 4th St	0.02 W	2023	19,877	MPSt	.07
8 East Broad Street	S 4th St	0.02 W	2025	20,104	MPSt	.07
9 N 5th St	E Lynn St	0.02 S	2024	1,244	MPSt	.07
10 N 5th St	E Lynn St	0.02 S	2025	1,234	MPSt	.07

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

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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.

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