



**Property:**

- ±4,980 Sq. Ft. all brick split-level building
- Great visibility with signage on Sullivant Ave.
- Zoned C-commercial
- Ample parking
- HVAC system replaced in 2021

**Location:**

- Strategically located in a commercially-zoned area of Columbus, this property benefits from high visibility and accessibility, making it an ideal choice for businesses seeking a prime location



**James C. Goedde**

T 614.799.2100 x206

C 614.638.7641

jgoedde@rjball.com

**Rj BOLL Realty, Ltd.**

5880 Sawmill Road, Ste.150

Dublin, OH 43017

614.799.2100







**Property Specifications:**

- ±4,980 Sq. Ft. office building
- Year built: 1954
- Zoning: commercial
- Split-level building with entry in lobby and offices downstairs and upstairs
- Upper level designed for optimal office space utilization
- Lower level offering additional office space and utilization
- Separate restrooms on both upper and lower levels
- The building houses long-term tenants, with month to month leases providing flexibility and additional revenue potential

**Purchase Price:**

- \$450,000
- 2024 estimated Real Estate Taxes \$3,875.94 annually

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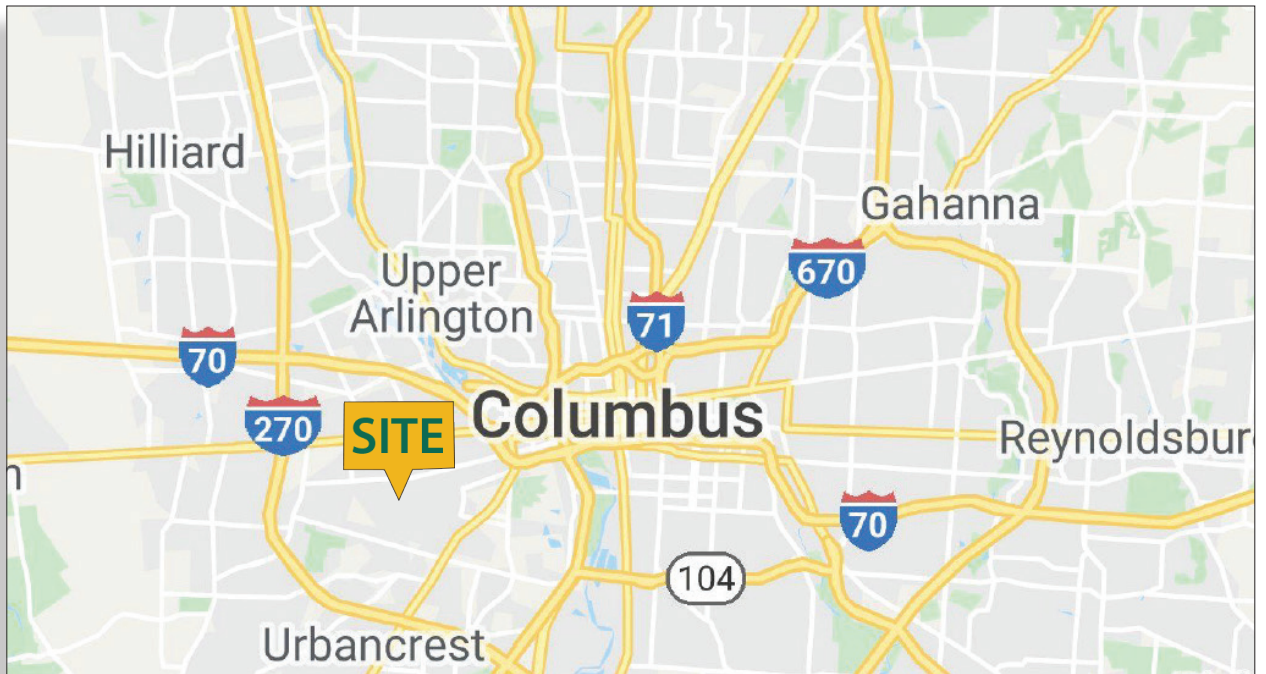
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