

1030-1046 N. High Street • Columbus, Ohio 43201



TSR

Tucker Schiff Realty

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EXECUTIVE SUMMARY

1030 - 1038 - 1042 - 1044 - 1046
N. High Street

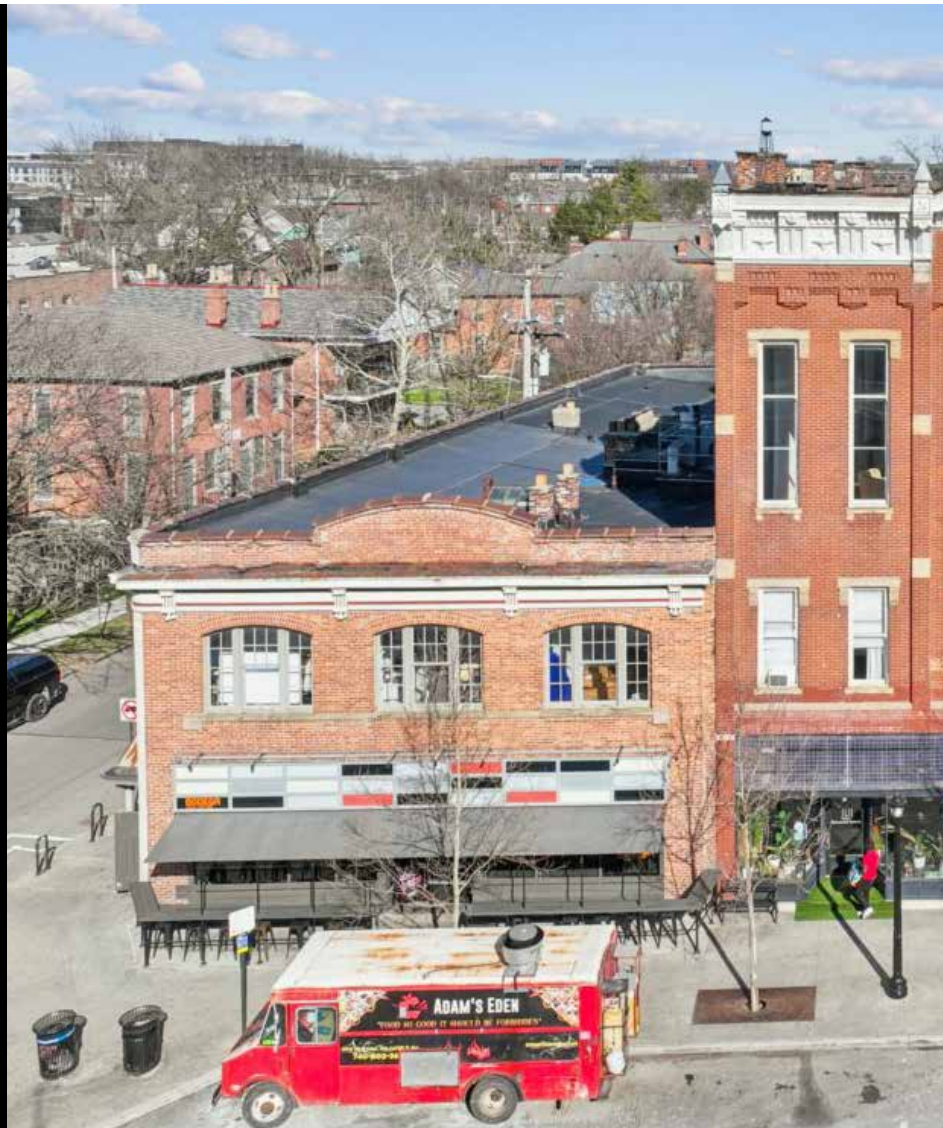
\$5 Million Asking Price

1030-1046 N. High Street offers a rare opportunity to acquire a true-Mixed Use retail/office/multi-family asset which is leased to two locally recognized restaurant and bar brands in the heart of the Short North. One of the most desired retail entertainment corridors in Columbus and the Midwest. The current lease situation allows for a new Owner to renew current tenants with desirable lease terms or allow for a true redevelopment project.

The two buildings totaling approximately 17,597 +/- square feet on .3144 of an acre and were constructed in 1900 as part of Columbus' northern expansion along High Street. The buildings retain historic character with large windows and an outdoor patio area which is virtually the only one of its kind along High Street. The asset offers a clear value-add potential through lease up of vacant office space/apartments.

The Short North Arts District is world renown. The property is located within one of the nations most coveted urban redevelopment/infill submarkets. The two properties sit at the heart of the nationally renowned retail corridors with arts and galleries, food and drink, lodging and hotels, shopping and urban living. Visit SHORTNORTH.ORG to learn more about all the Short North Arts District has to offer.

Strategically located north of downtown and short of OSU campus. Ideally located withing a highly walkable neighborhood benefits to its proximity. The new Merchant Building project and North Market Downtown along with the Columbus Convention Center anchor the Nationwide Arena District to the south of the neighborhood with The Ohio State University to north help this highly desirable located property become more primed for an owner/user or redevelopment project.



PROPERTY SPECIFICS

The 1000 block of N. High Street in the Short North

Three Parcels totaling
.3144/acre

Parcel Number 010-011682
*vacant land currently used
as a patio for Mikey's Pizza*

Parcel Number 010-049713

Parcel Number 010-046609

Two buildings totaling
17,597± sqft.

1038-1042 N. High Street
10,853 ± square feet

1044-1046 N. High Street
6,744 ± square feet

FRONTAGE

128.34 feet of frontage on High Street
105.41 feet of frontage on the Third Avenue

Zoning:
UCR 2113-2024

Historic District:
Italian Village

General Zoning
Category Mixed Use

The information contained in the brochure 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.



Drone Footage
& 3D Tour



HIGHLIGHTS

TWO RECOGNIZED BARS & RESTAURANTS

Oddfellows Liquor Bar in Columbus partners with **Mikey's Late Night Slice** both with multiple locations in Ohio.

Bodega Kitchen/Craft Beer with so many beer taps and rotating pop up food concepts that rotate. The great High Street patio offers a wonderful people watching experience and streetscape.

Apt. B is a hidden cocktail bar in what used to be an old apartment is located within Bodega.

The third retail tenant is **Dreams on High Street** and it is clothing store with many offerings that are unique and rare athleisure ware.

There are **8 residential units** with the ability to add more on the third floor of 1038-1042 N. High Street.

1044 N HIGH STREET

BODEGA | APT. B



BODEGA



BODEGA



BODEGA



BODEGA



BODEGA



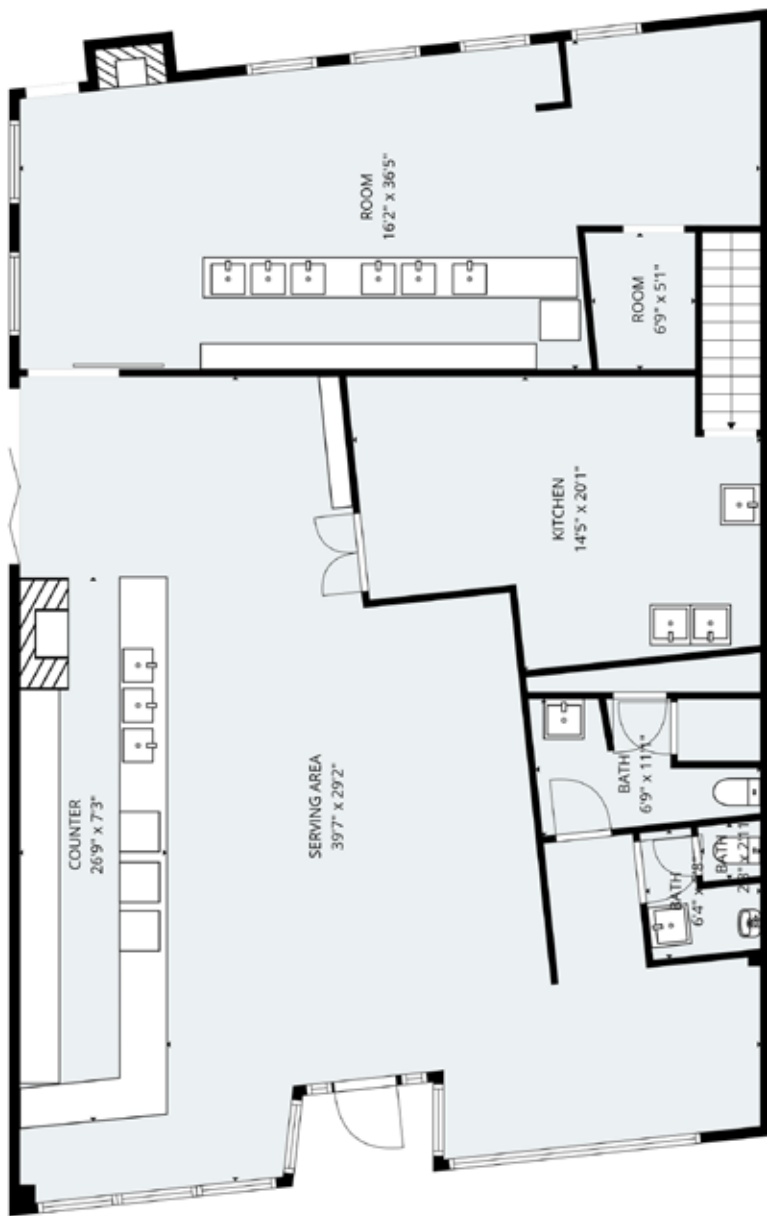
BODEGA



BODEGA



BODEGA



1044 N High St



APT. B



APT. B

1046 1/2 N HIGH STREET RESIDENTIAL



1046 1/2 N High St



1044-1046 N High St

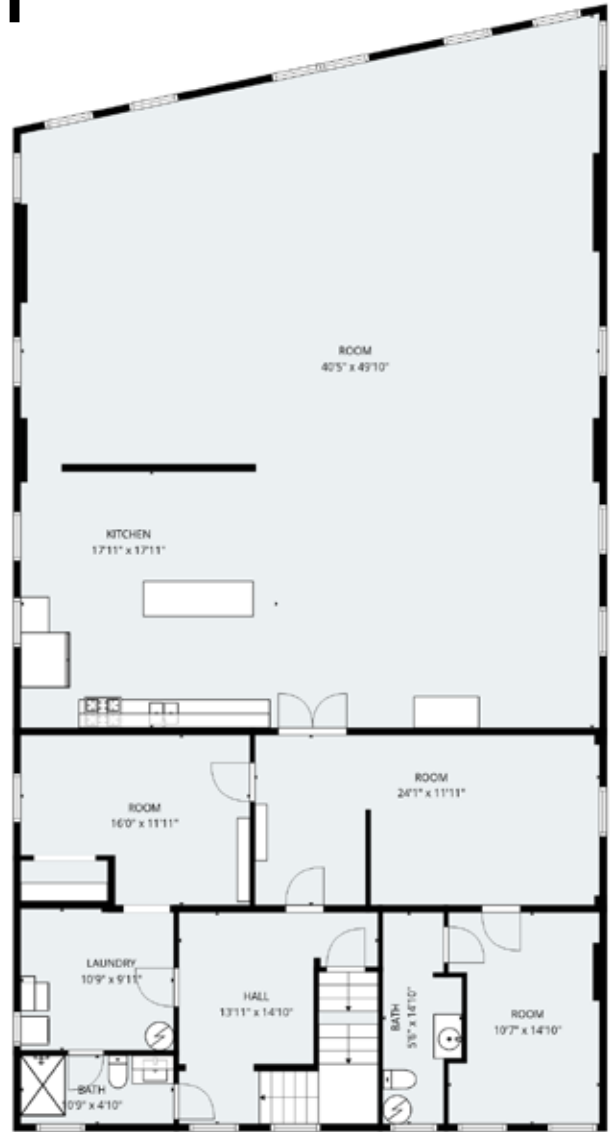
9 E. 3RD AVE. RESIDENTIAL



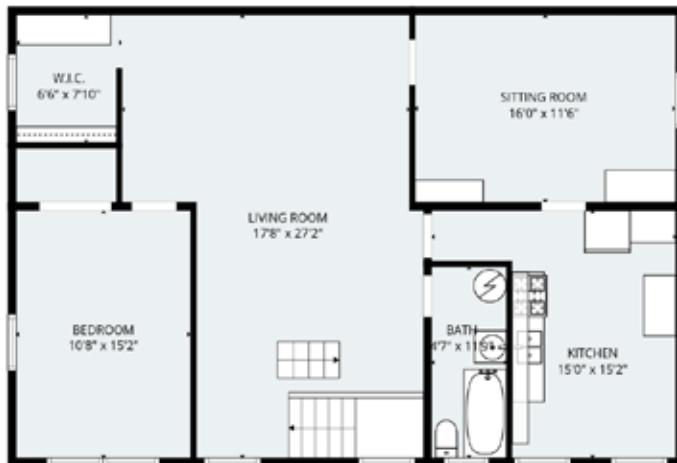
1040 N HIGH STREET RESIDENTIAL



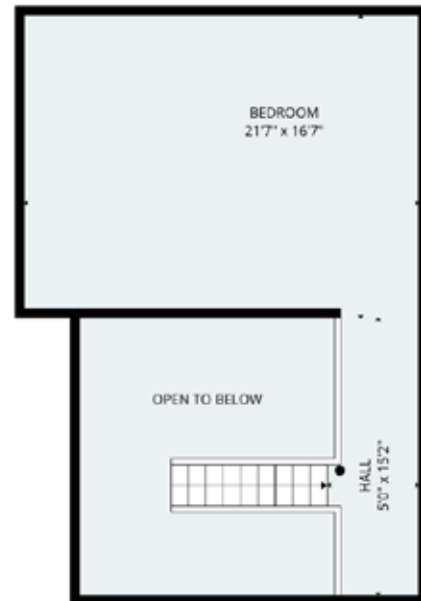
1st floor



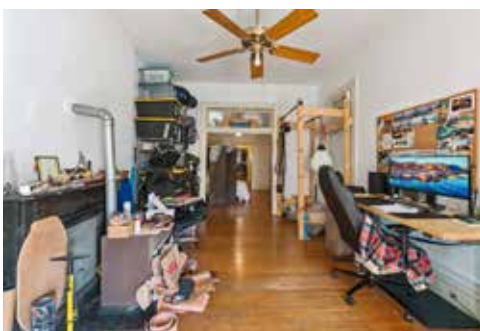
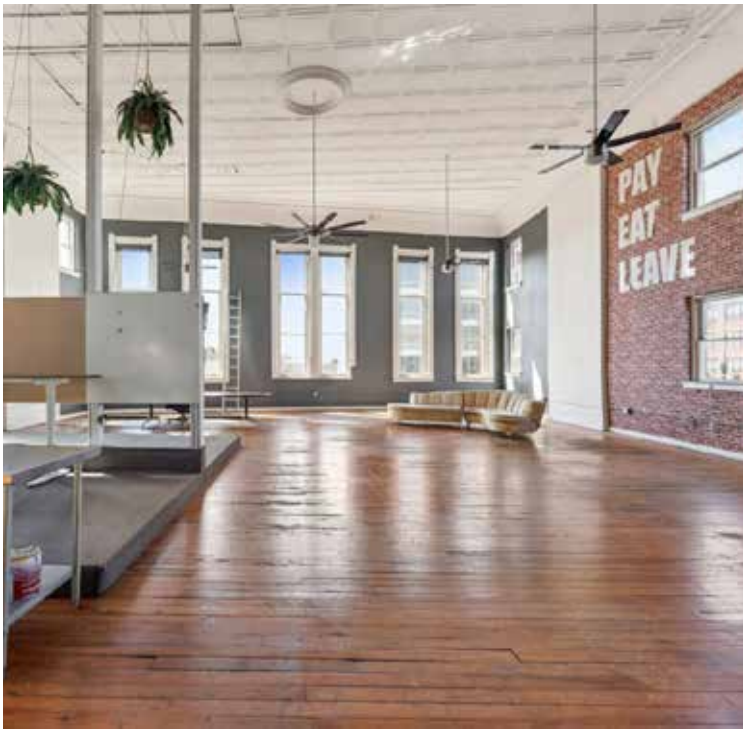
2nd floor



3rd floor



4th floor

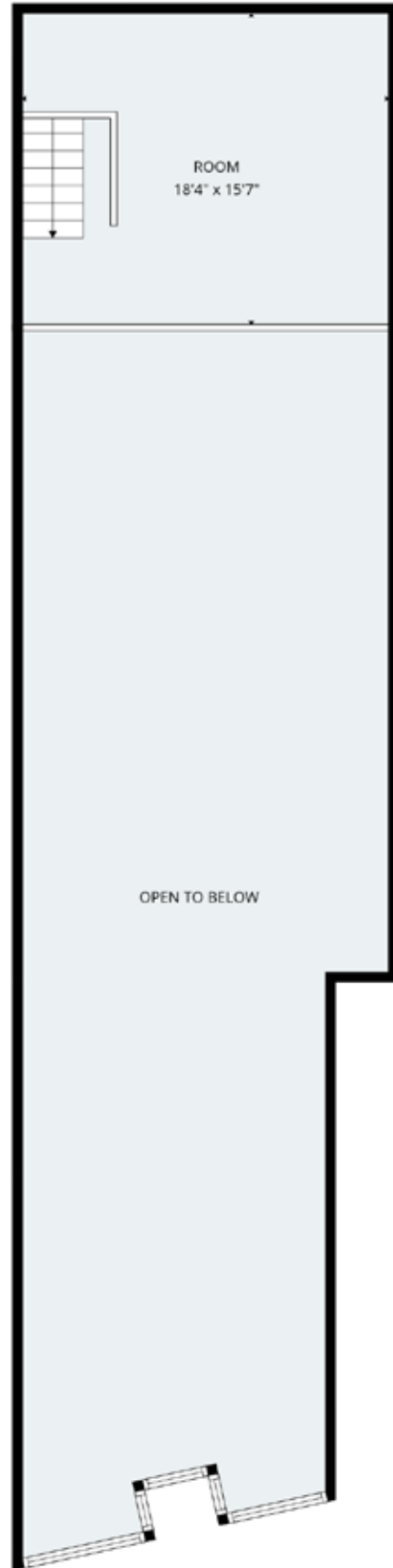


1042 N HIGH ST.

333 CO-ED SALON



1st floor



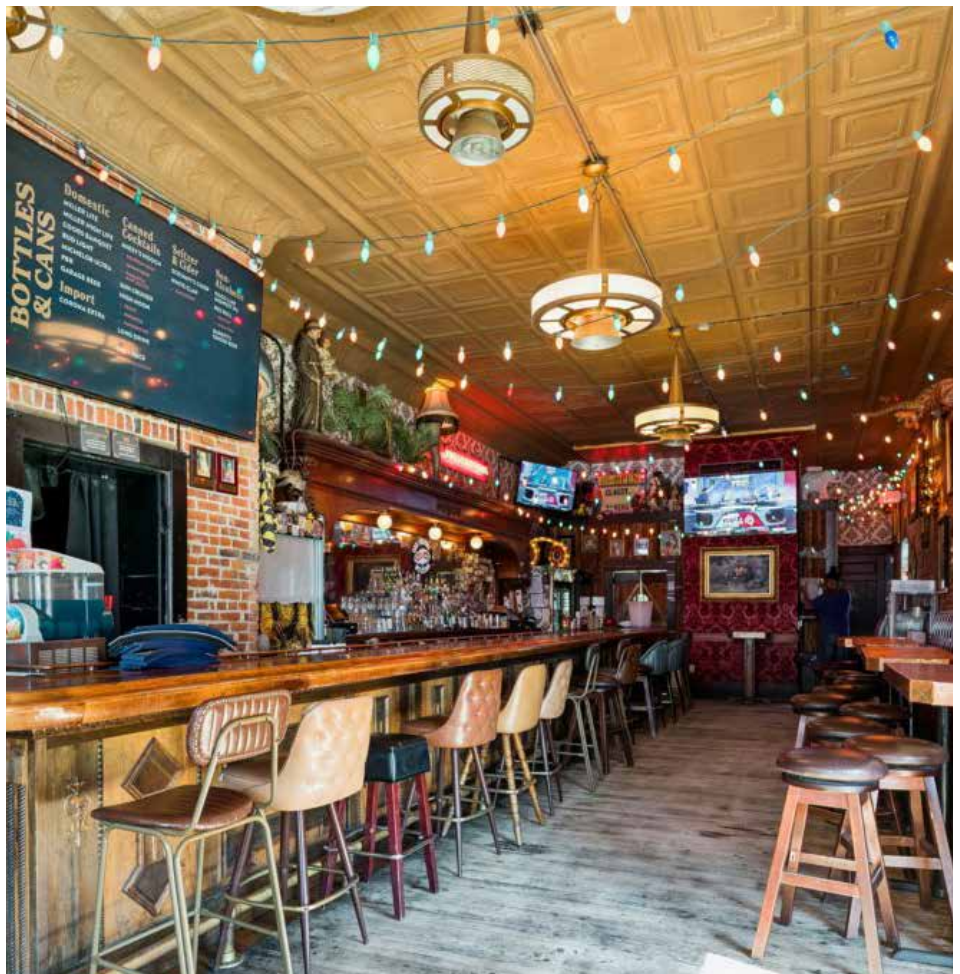
2nd floor





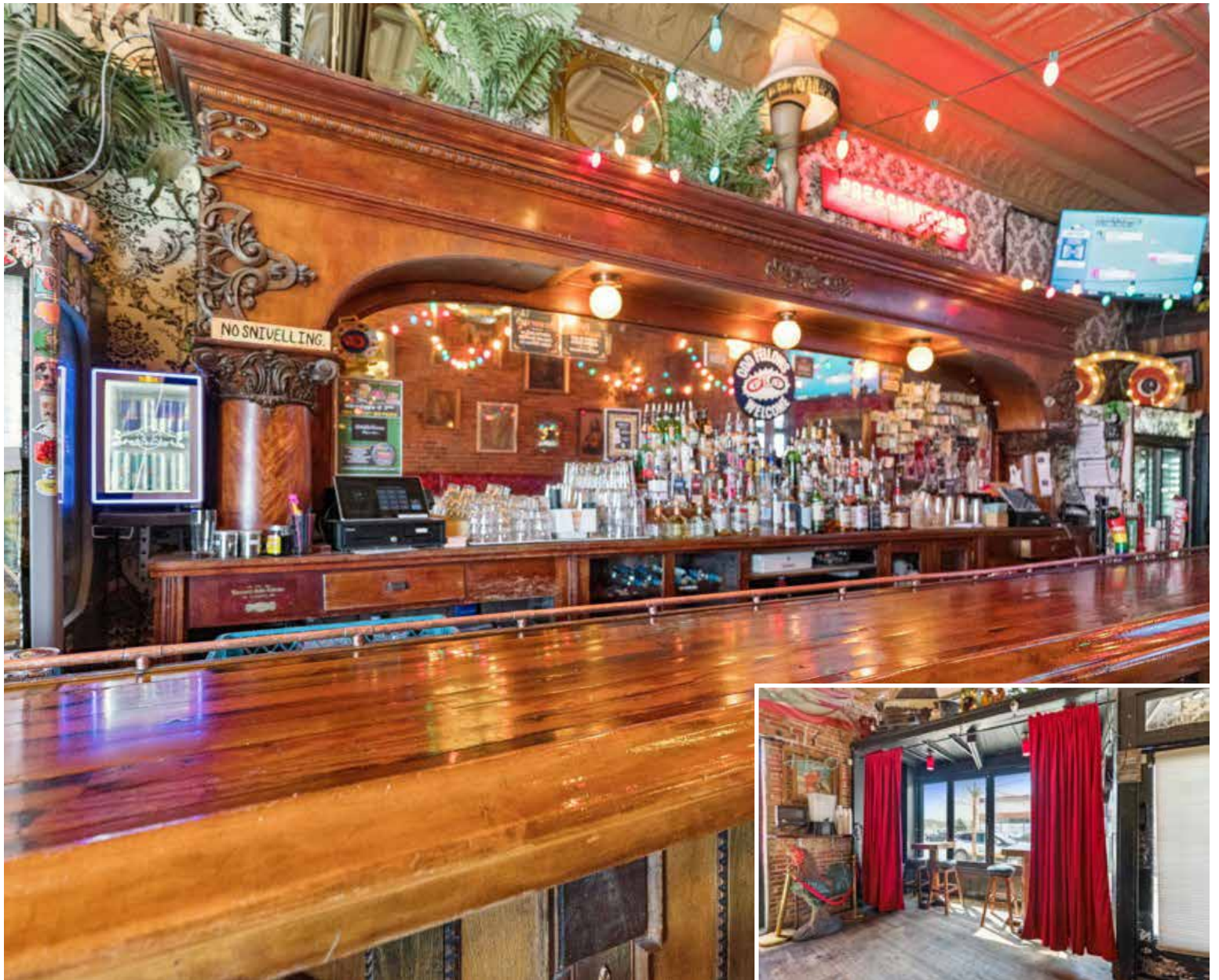


1038 N HIGH ST. ODDFELLOWS



Drone Footage & 3D Tour





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