



# 1171-1175 N. Grant Avenue

Asking: \$649,000

Address: 1171-1175 N. Grant Ave,  
Columbus, OH 43201

Price: \$649,000

Building:  $\pm$ 4,124 SF | Land:  $\pm$ 0.16 AC

Year Built: 1925 | Zoning: M

Parcel: 010-066851-00

Map Routing: 010-C033-00100

*Adaptive-reuse appeal:  
authentic brick-and-beam  
industrial space.*



## PROPERTY HIGHLIGHTS

Authentic 1925 industrial building with flexible open floor plates—ideal for creative office, studio/production, light fabrication, showroom, last-mile service, or pet/daycare uses (existing area demand is proven on Grant Ave).

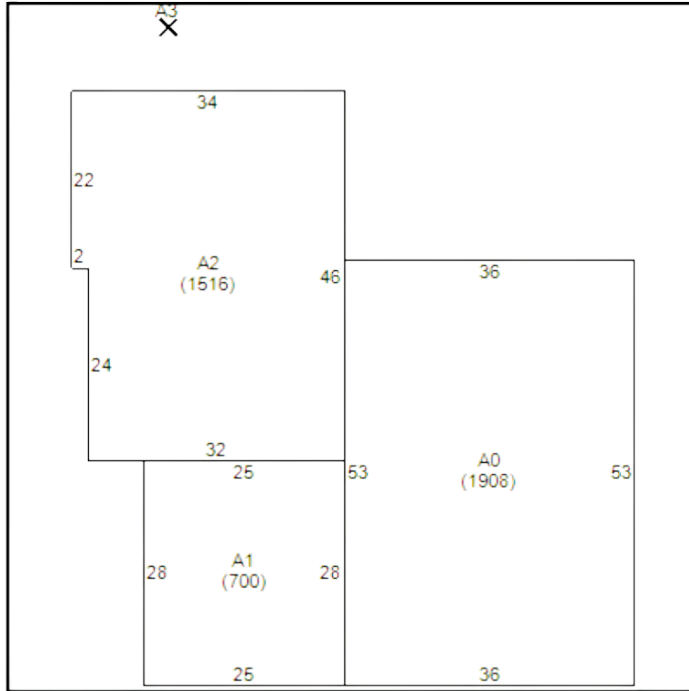
Compact urban parcel in a growth corridor linking Downtown, Short North/Italian Village, and OSU—with excellent brand visibility and quick highway access (I-71 at E. 5th Ave; I-670).

\*Info herein has been obtained from sources deemed reliable. However, its accuracy cannot be guaranteed. The use is required to conduct their own due diligence and verification.



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Property Footprint Diagram: Clear site layout showing three main structures totaling ±4,124 SF on ±0.16 acres.



1171-1175 N. Grant Avenue

Aerial Parcel View- within a thriving mixed-use corridor.



Side Elevation - Secondary Entrance: Extended facade w/ multiple window lines and space for outdoor seating or landscaping.



Rear Elevation - Service Entry: Functional rear access w/ roll-up door and service drive.



Rear Lot- Private Parking/ Loading Area: Concrete surface ideal for private parking, loading or outdoor storage.



Side Elevation- Adjacent Parking Lot: Clean industrial profile w/ strong visibility and on-site parking access.



Rear Corner- Utility Access: Functional rear corner w/ service entry, utility connections and secondary street frontage.

## LOCALITY HIGHLIGHTS

### Thrive Companies | "4th & 5th" (Weinland Park)

A 3.5-acre redevelopment of a former brownfield/industrial plant into **311 residential units**, ground-floor retail, restaurant space, a rooftop pool, fitness center, and 189 public parking spaces.

### Milo-Grogan Arts & Culture

Milo Arts: a former 1894 school transformed in 1988 into one of Columbus's longest-standing live-work artist communities and a cultural anchor.

- Growing arts scene with 934 Gallery gallery,
- A walkable neighborhood with casual beer spots (Ohio Brewing Co.), the Budd Dairy Food Hall just blocks west, and accessible amenities in adjacent **Italian Village/Short North**
- Strong neighborhood community development driven by the Milo-Grogan Civic Association: emphasizing historic preservation, inclusive **economic development**, and **resident-led renewal**.



Rising residential density and mixed-use nearby increases daily population and spend, supporting neighborhood-serving operators and destination concepts.

## LOCATION ADVANTAGES

Weinland Park / Milo-Grogan adjacency: emerging infill submarket known for industrial-modern conversions and new residential energy while remaining cost-efficient versus core Short North.

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Minutes to demand drivers: Short North arts/dining, Italian Village breweries, OSU campus, and Downtown employers—all within a short bike or 5–8 minute drive window.

# Build Your Vision on Grant Avenue

**ABOUT :** Co-Founder of Tucker Schiff Realty, **Steve Tucker** is a seasoned commercial real estate professional with over 20 years of experience in Central Ohio, specializing in industrial, office, land, and mixed-use transactions. He provides full-service guidance in site selection, investment analysis, marketing strategy, leasing and sales negotiations, and navigating entitlements and incentives, serving national, regional, and local clients. Steve's portfolio spans adaptive-reuse projects, development sites, and specialty properties, backed by leadership roles with Columbus Commercial Industrial Realtors, Columbus Realtors, Ohio REALTORS®, and the National Association of REALTORS®. A graduate of The Ohio State University with a degree in Urban Geography, he combines analytical expertise with deep local market knowledge, making him a trusted advisor for investors and developers shaping Columbus's growth.



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