



ONLINE ONLY REAL ESTATE AUCTION • BIDDING STARTS AT \$200,000

A Rare Dual Purpose Opportunity on Noe Bixby

3900 Noe Bixby Rd, Columbus (Franklin County), OH 43232 | Parcel ID 180-002174-00

4,782 SF
BUILDING SIZE

0.33 Ac
LOT / 120X120

1910
YEAR BUILT

SCPD
COMMERCIAL ZONING

~\$7,300
ANNUAL TAXES

Step into over a century of history at 3900 Noe Bixby Rd, a commanding two story brick colonial believed to be the largest home of its kind in the immediate area. Built in 1910 and spanning nearly 4,800 square feet on a third of an acre, this property offers a scale and presence that simply cannot be replicated at this price point.

For nearly four decades this address was home to "The Wedding Plantation," a beloved third generation bridal and formal wear business that became a Central Ohio icon. That legacy left behind a building purpose built for flexibility: multiple entrances, expansive display windows, a functional two level layout, and a second floor with existing plumbing and floorplan to support residential living quarters again.

The Only Commercial Parcel on This Section of Noe Bixby Rd

SCPD (Select Commercial Planned District) zoning granted in 1986. The next nearest commercial parcel sits over half a mile away, an opportunity for retail, medical, salon, daycare, office, or a live/work residential estate. Averaging 7,000 to 8,000 vehicles per day (ODOT), minutes from US 33, I 270, and I 70.

AUCTION STARTS

**Mon, Aug 3 •
12:00 PM EDT**

AUCTION ENDS

**Tue, Sep 15 •
12:00 PM EDT**

FORMAT

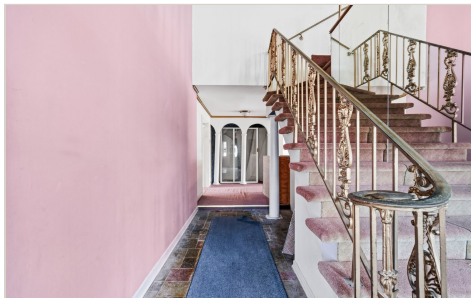
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CLOSING

Within 30 Days

PROPERTY GALLERY & DETAILS

Listed & Marketed by Chris Cox, Ohio Real Estate Auctions • In Cooperation with Aric Gibson, REALTOR, New Directions Realty



Grand Curved Staircase



Retail-Wing Spiral Stair



Decorative Fireplace Mantel



Marble Fireplace Mantel



Original Stained Glass



Rear Grounds & Addition

PROPERTY FEATURES

- ♦ Two grand staircases: an ornate curved main staircase plus a second spiral stair in the retail wing
- ♦ Original stained glass windows at the entry and second floor landing
- ♦ Approximately 16 onsite parking spaces plus street parking
- ♦ Second floor plumbing and layout in place to support residential living quarters
- ♦ Multiple decorative fireplace mantels, including marble and mirrored wood surrounds
- ♦ Attached addition, originally a 3 car garage, later converted to commercial space, convertible back
- ♦ Newer roof and forced air heat throughout
- ♦ 4 bedrooms, 1 full bath, 2 half baths per county record; first floor half baths have plumbing available for shower conversion

AUCTION TERMS

Real estate sells subject to seller confirmation. A 10% non-refundable deposit is due from the winning bidder by 5:00 PM the day of auction. Sold As Is, no contingencies; all inspections must be completed prior to auction. A 10% buyer's premium is added to the high bid to determine the final contract price. Buyer pays all closing costs. Closing within 30 days through Valmer Title Agency. Realtor participation is welcomed; see the Realtor Registration form for compensation details.



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