



RETAIL PROPERTY FOR SALE

1478 Oak St Columbus, OH 43205

\$599,000

Contact: Ted Nemeth 614.924.0410, Ann Adams 614.483.2315, or
Desmond Todd 614.202.9945



PRESENTED BY

Jeffrey T. Keller

(614) 924-0410

keller@reopohio.com

Upper Arlington Office | (614) 924-0410 | 1720 Zollinger Road, Suite 200, Upper Arlington, OH 43221

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PROPERTY DESCRIPTION

Introducing an exceptional opportunity for redevelopment or Special purpose building investment in the heart of Columbus, Ohio. This impressive 2550 square foot building, featuring 1 unit, holds significant promise for investors seeking a historic property with substantial potential for transformation. Originally constructed in 1909, the building boasts a timeless architectural character and presents a canvas for creative redevelopment. With its strategic location in Columbus, this property offers convenient access to major transportation routes and urban amenities, making it an ideal choice for investors looking to create a distinguished office space that harmonizes historic charm with modern functionality.

OFFERING SUMMARY

Sale Price:	\$599,000
Number of Units:	1
Lot Size:	11,928 SF
Building Size:	2,550 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	533	2,256	8,062
Total Population	1,085	4,421	17,027
Average HH Income	\$93,844	\$90,803	\$75,861

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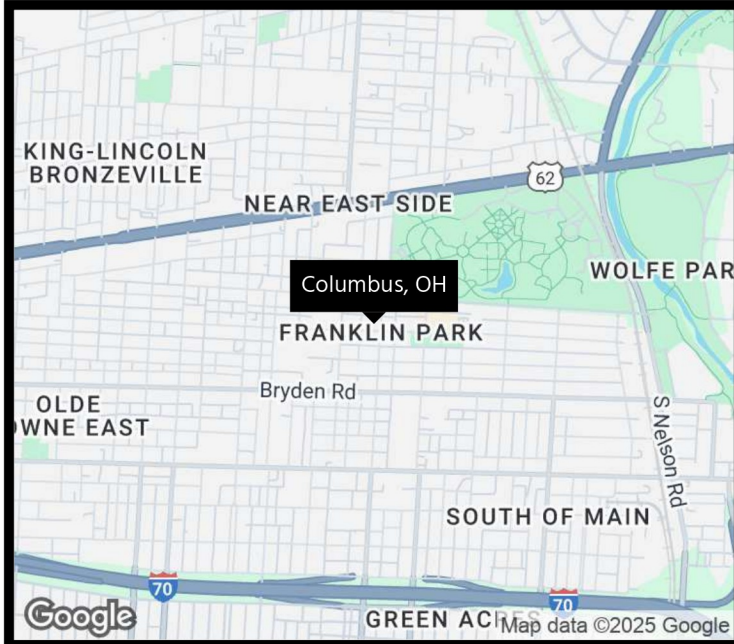
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LOCATION DESCRIPTION

Discover the vibrant neighborhood surrounding the property in Columbus, Ohio. Located in the heart of the city, this area offers a dynamic mix of cultural attractions, business hubs, and green spaces. You'll find the renowned Franklin Park Conservatory and Botanical Gardens and Olde Town East just moments away. The bustling downtown district is also nearby, providing access to major corporations, government offices, and a thriving arts and entertainment scene. With convenient access to major highways and public transportation, the area offers an ideal location for a redevelopment deal, opening up opportunities for innovative urban development projects.

LOCATION DETAILS

County

Franklin

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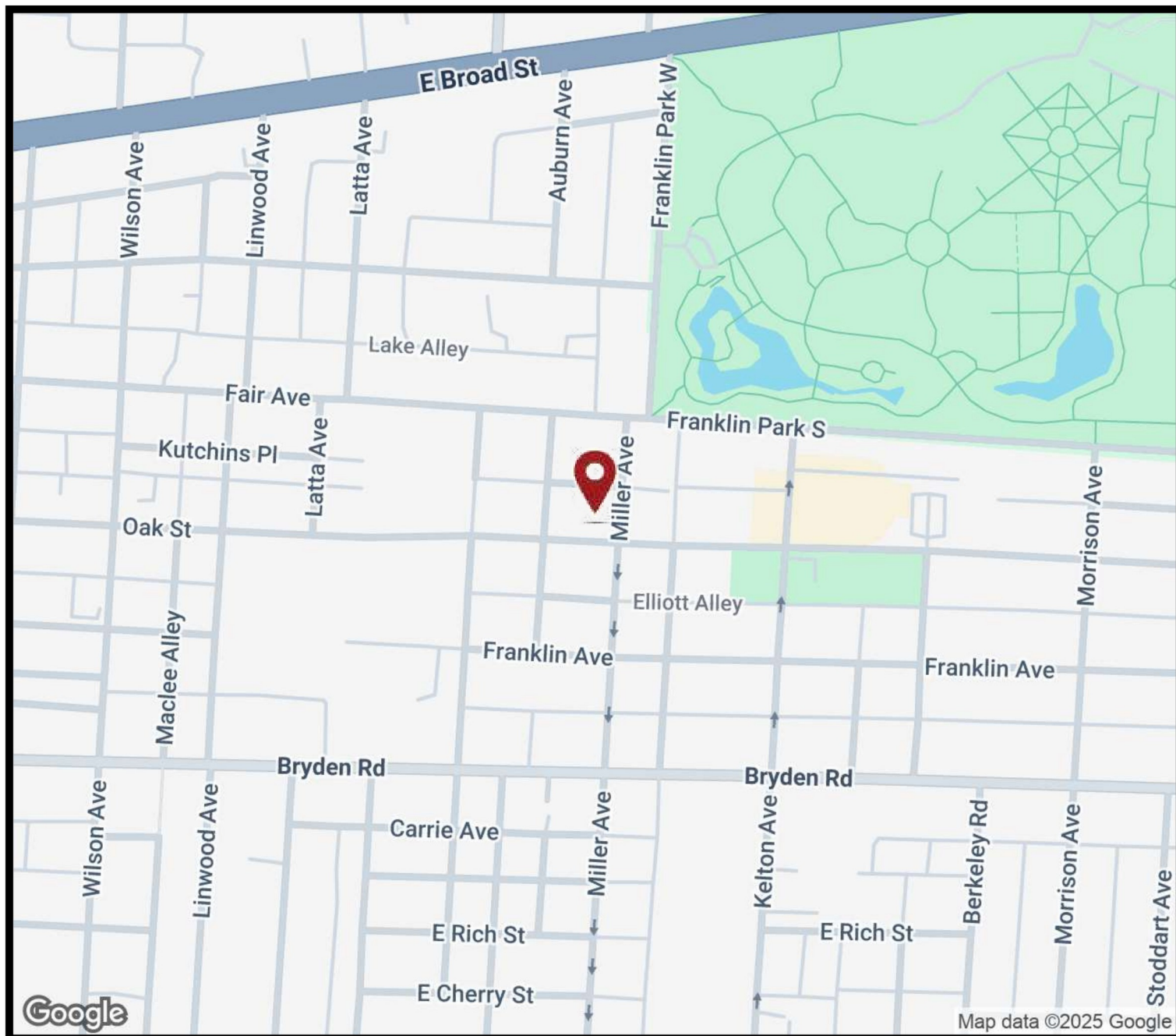
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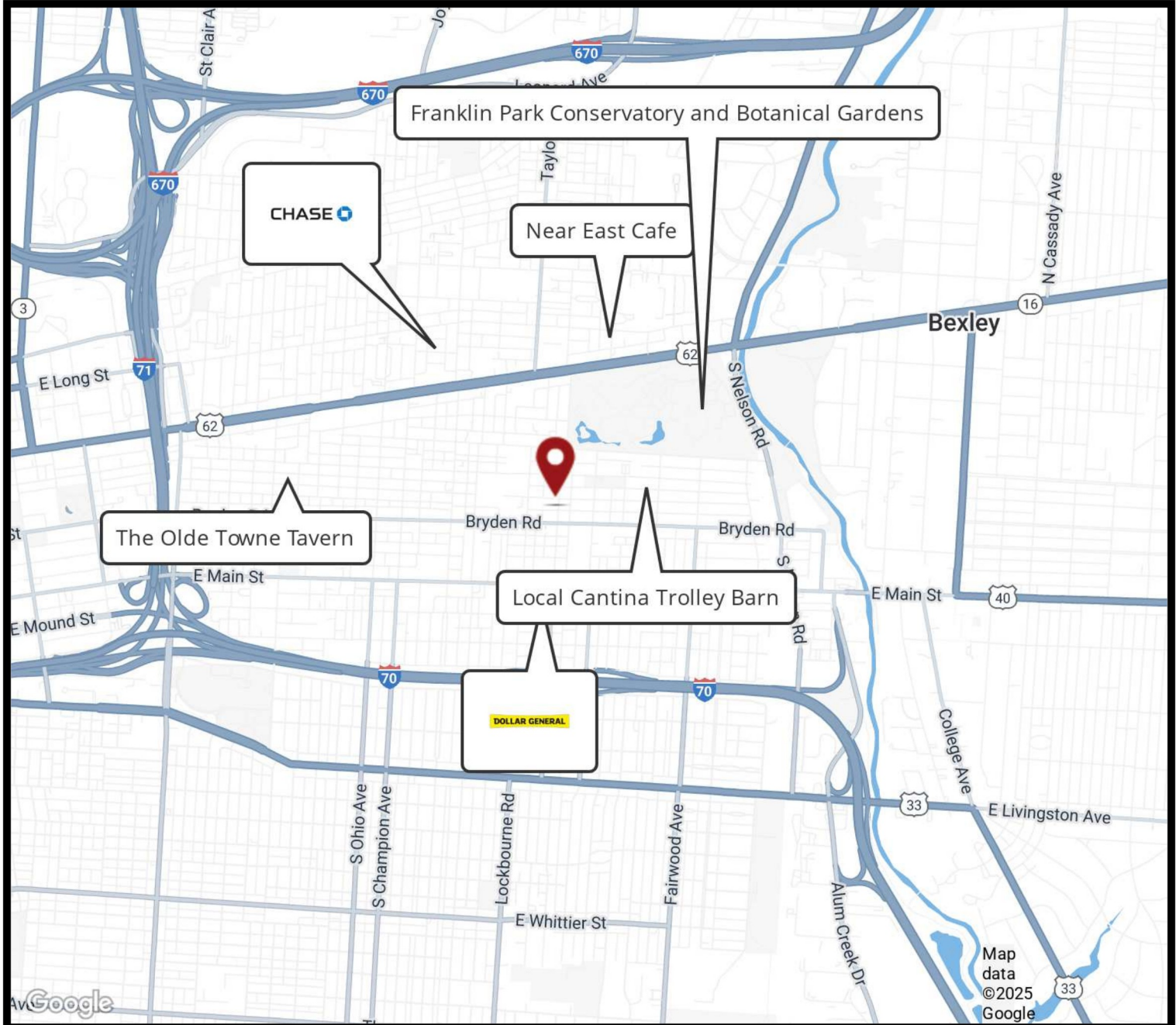
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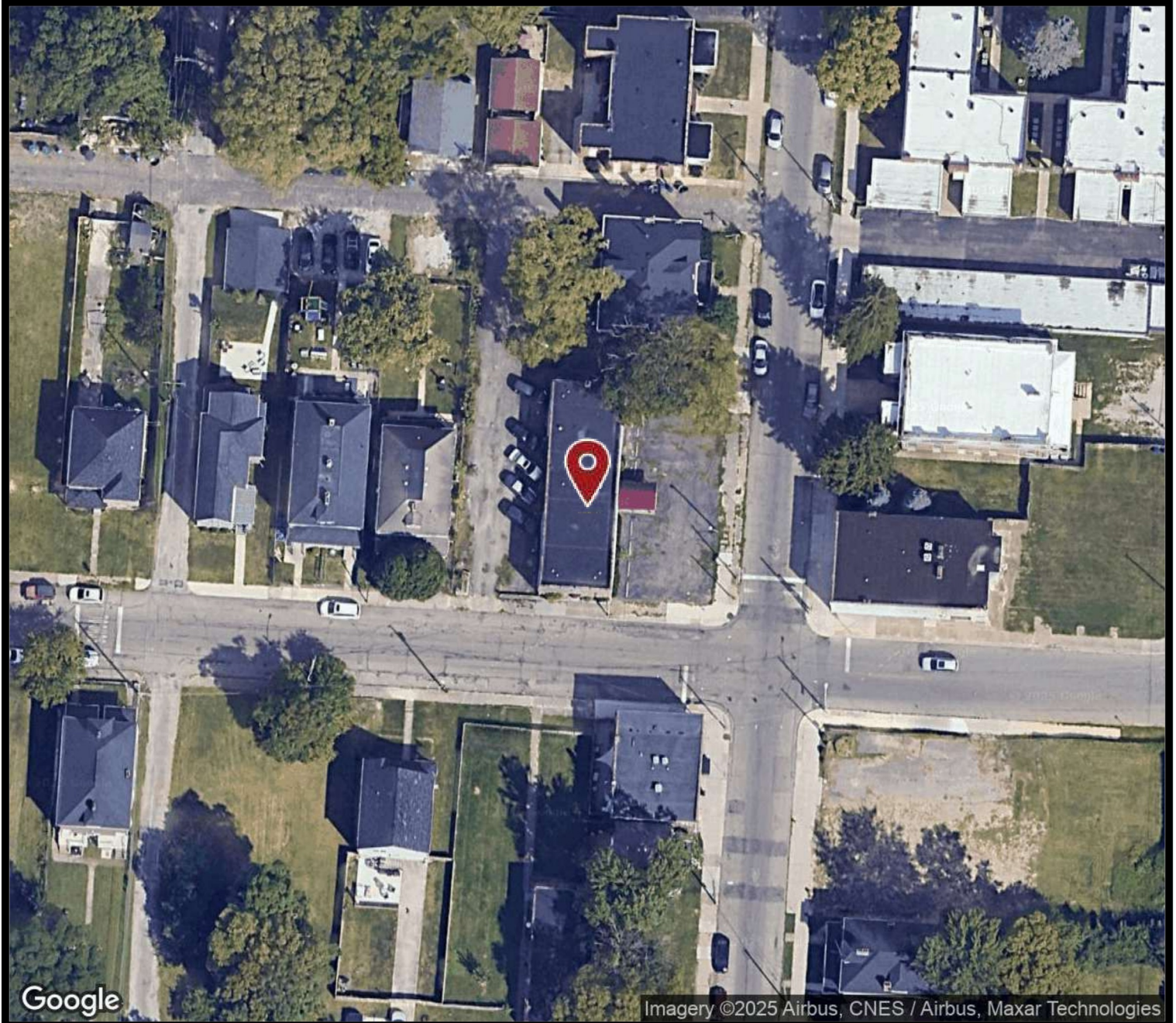
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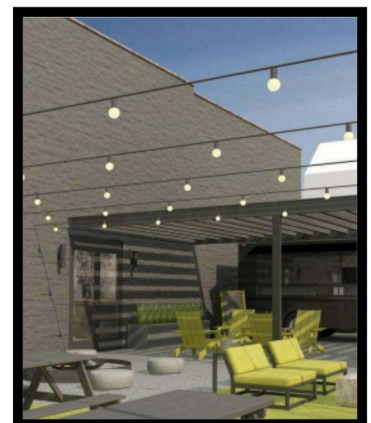
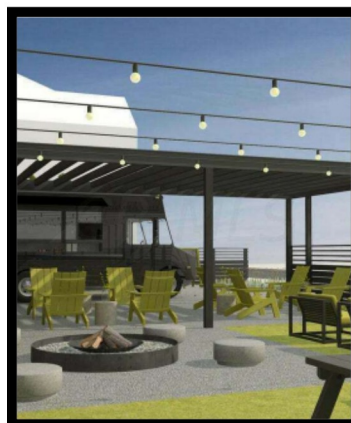
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DISCLAIMER

The information presented in this marketing package is believed to be accurate, but it is not guaranteed. The buyer shall investigate the property to determine its suitability for the buyer's requirements.

Real Estate Opportunity and its agents do not have the authority to bind the seller to any terms, whether in writing or orally. Only written and signed communication between the buyer and the seller shall be considered part of any contract between the buyer and the seller.

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