

OFFICE FOR SALE

1689 E MAIN STREET \$399,000

1689 EAST MAIN STREET, COLUMBUS, OH 43205



FOR SALE

KELLER WILLIAMS GREATER COLUMBUS

1 Easton Oval, Suite
100 Columbus, OH 43219



Each Office Independently Owned and Operated

PRESENTED BY: NATHAN YOLLES: 614-537-2550 NATHAN@YOLLESREALTY.COM & BORHAN MUAS 614-314-2844 MUSABORHANREALTOR@GMAIL.COM

MARK SULLIVAN, CRE

Principal Broker, Commercial Director

O: (614) 944-5988

C: (614) 537-3888

sullivan@kw.com

2010000493, Ohio

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DISCLAIMER

1689 EAST MAIN STREET



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EXECUTIVE SUMMARY

1689 EAST MAIN STREET



OFFERING SUMMARY

PRICE:	\$399,000
BUILDING SF:	2,144
FLOORS:	2
AVAILABLE SF:	2,144
YEAR BUILT:	1915
PARKING:	On Street
ADDITIONAL PARCEL	010-024997

PROPERTY OVERVIEW

Professional two-story office building near downtown.

The sale of this property shall include the vacant parcel # 010-024997 East of building.

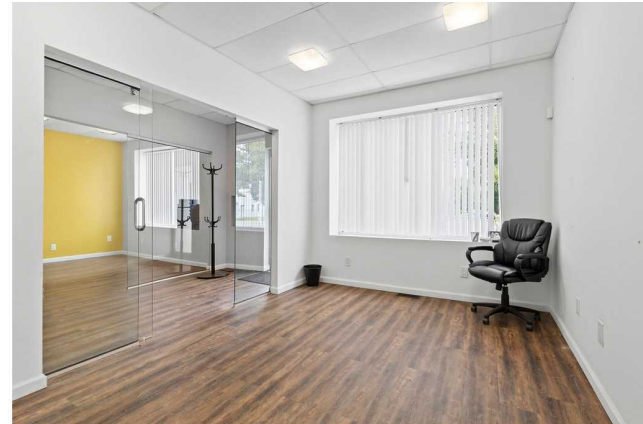
Tremendous Potential

PROPERTY HIGHLIGHTS

- Professional office space..
- Street Parking, Access to property through alley.
- Professional two-story office building near downtown.
- Two separate suites (first floor and second floor) with separate entrances.
- First floor suite has 6 offices, a large conference room, two restrooms and a kitchenette.
- The second floor suite has 4 separate offices, one restroom and a kitchenette.
- Several options exist for the second floor space - including conversion to a STR.
- Additional storage is available in the full basement.
- All office space is tastefully remodeled and includes modern finishings including glass walls in the first floor suite.
- Easily accessible on street parking off of Main St to the west.
- The adjacent .08 acre lot to the east conveys with the property, and can be turned into additional private parking.

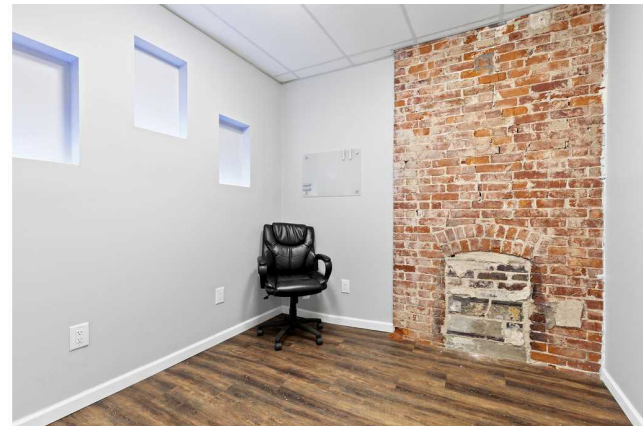
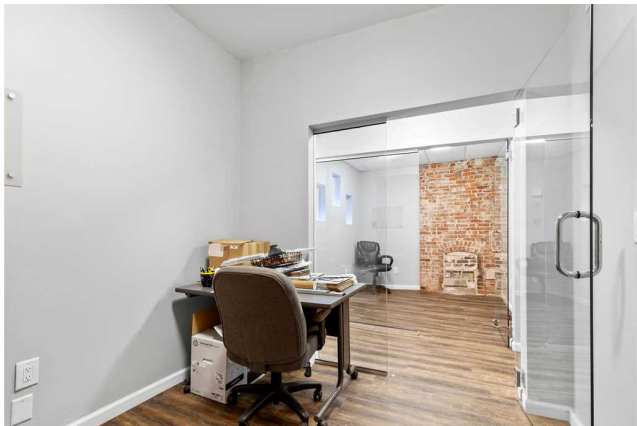
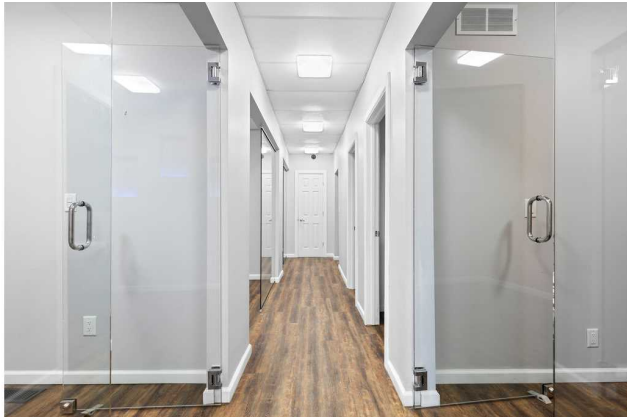
PROPERTY PHOTOS

1689 EAST MAIN STREET



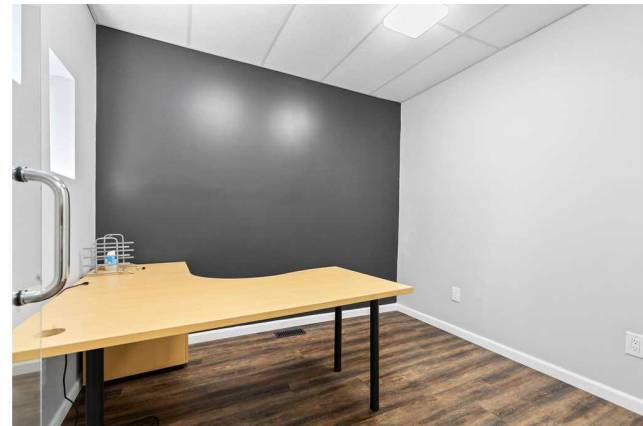
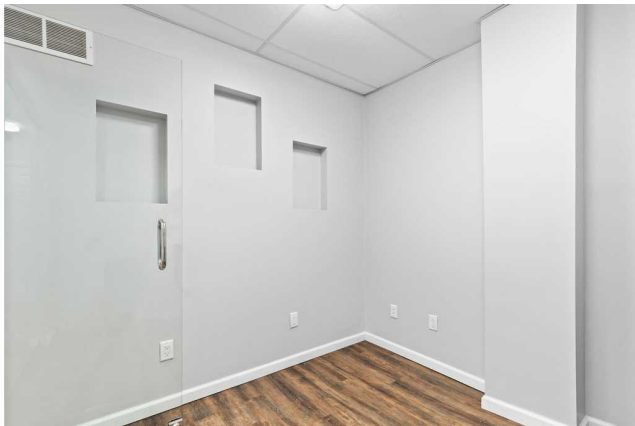
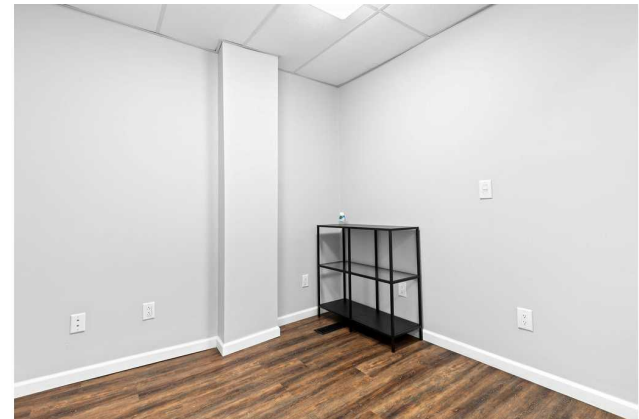
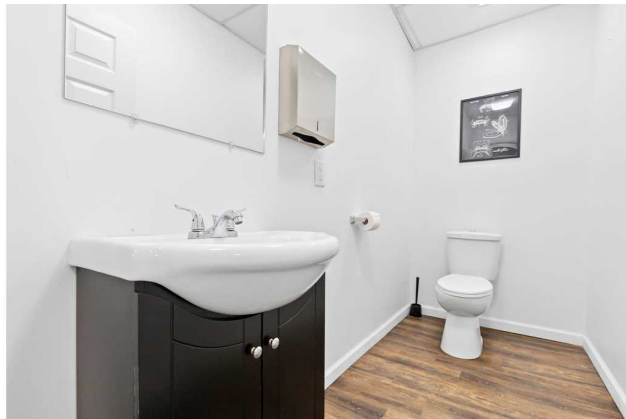
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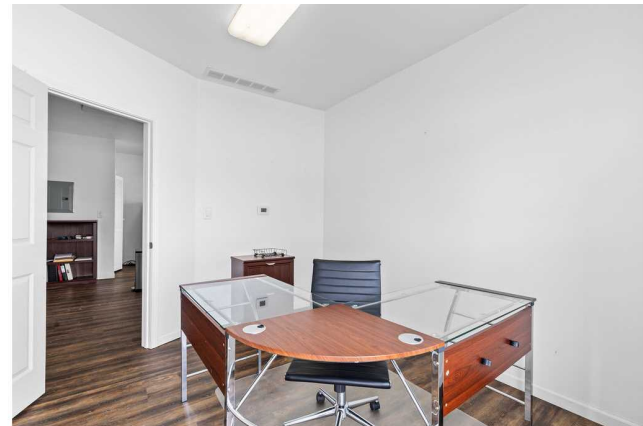
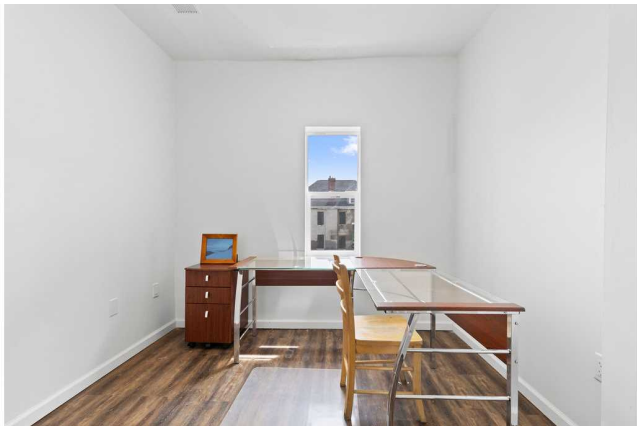
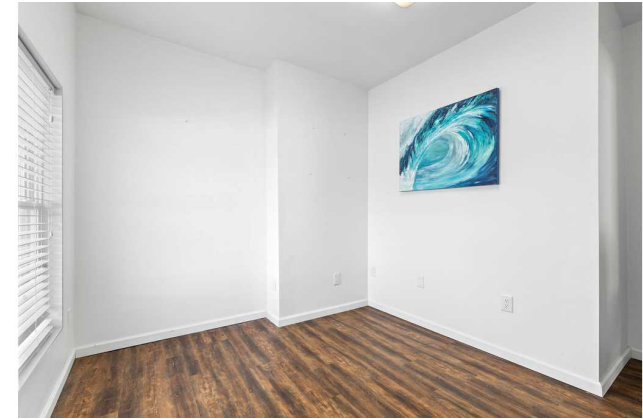
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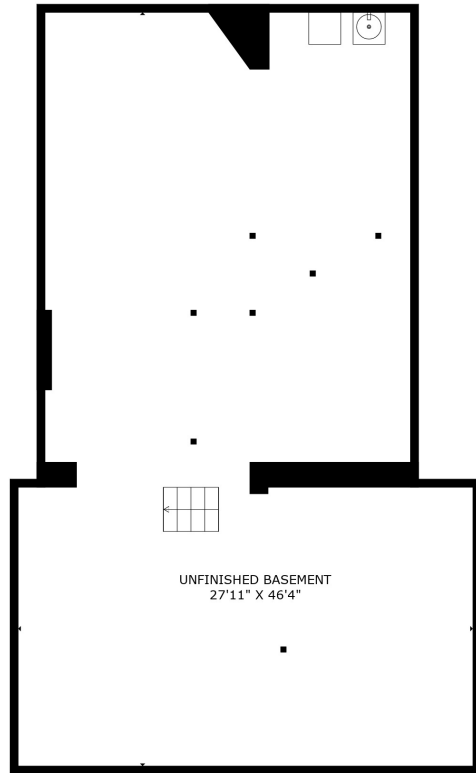
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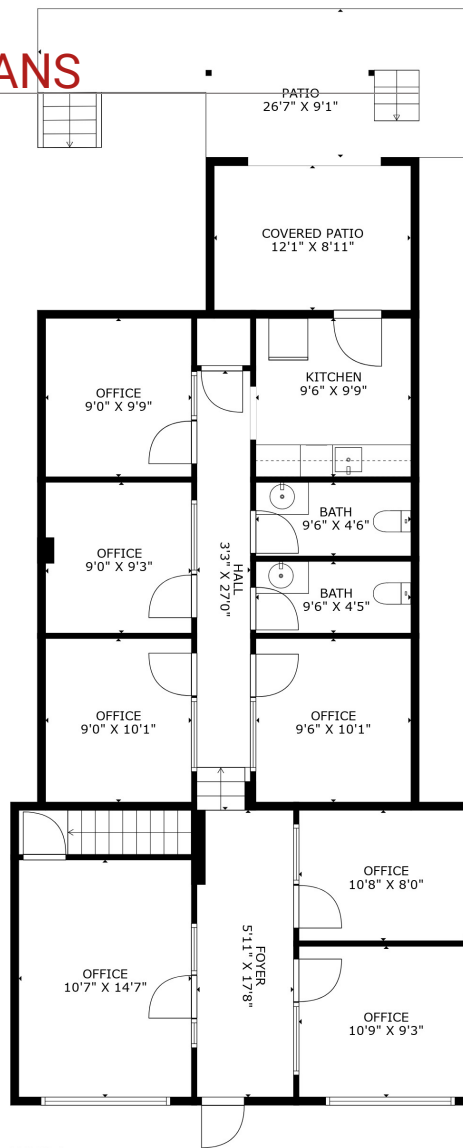


ATTACHMENT 3. FLOOR PLANS

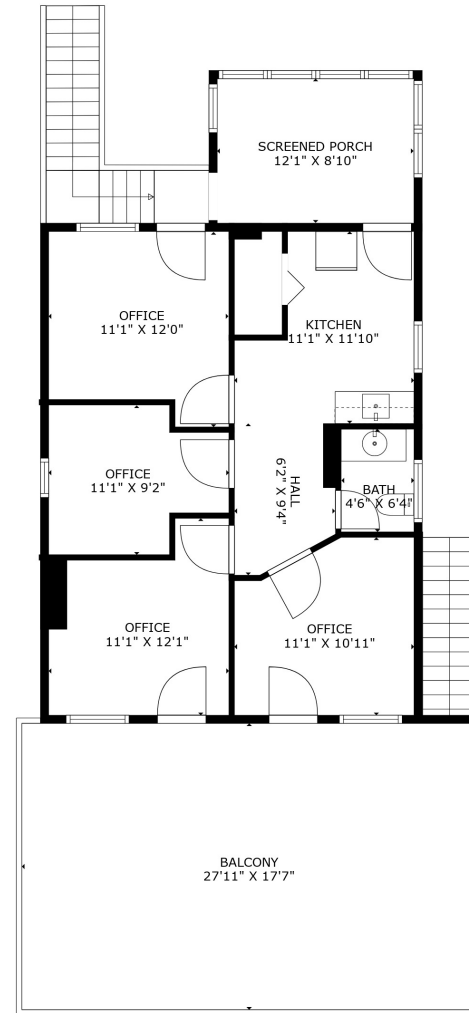
1689 EAST MAIN STREET



BASEMENT



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA

Below Ground: 0 sq. ft, FLOOR 1: 1172 sq. ft, FLOOR 2: 668 sq. ft

EXCLUDED AREAS: UNFINISHED BASEMENT: 1135 sq. ft, COVERED PATIO: 108 sq. ft, PATIO: 215 sq. ft,

BALCONY: 492 sq. ft, SCREENED PORCH: 108 sq. ft

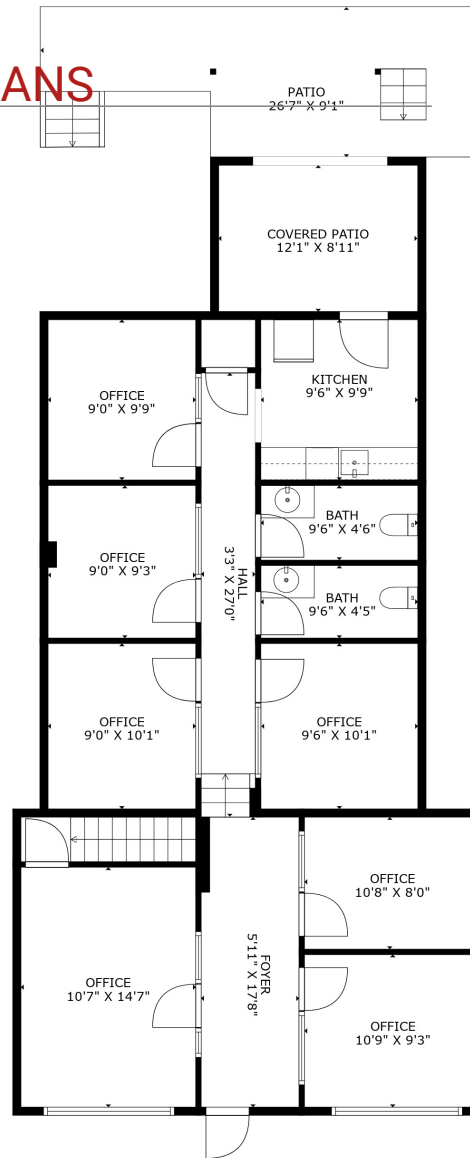
TOTAL: 1840 sq. ft

Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.



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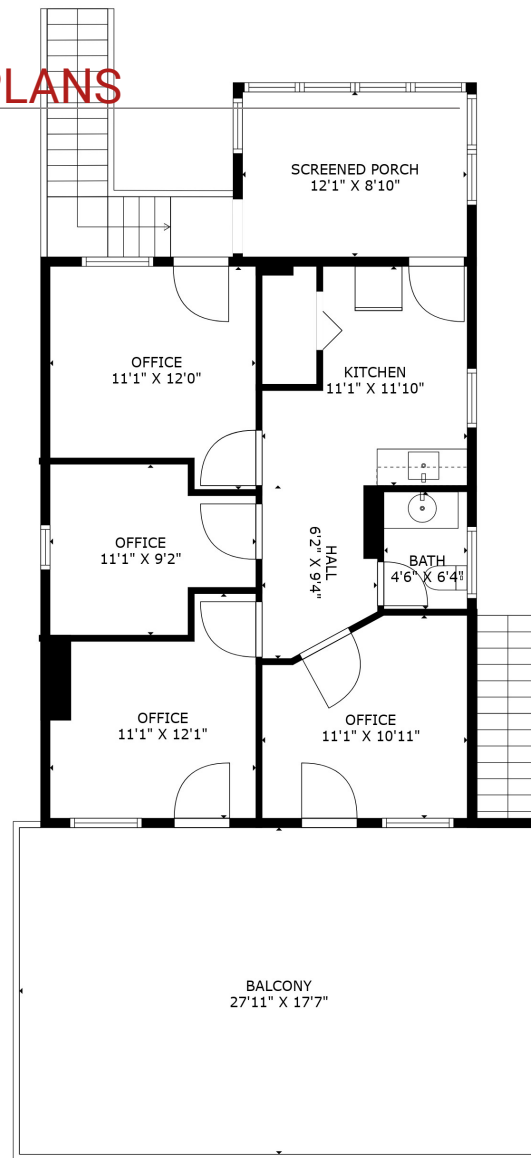
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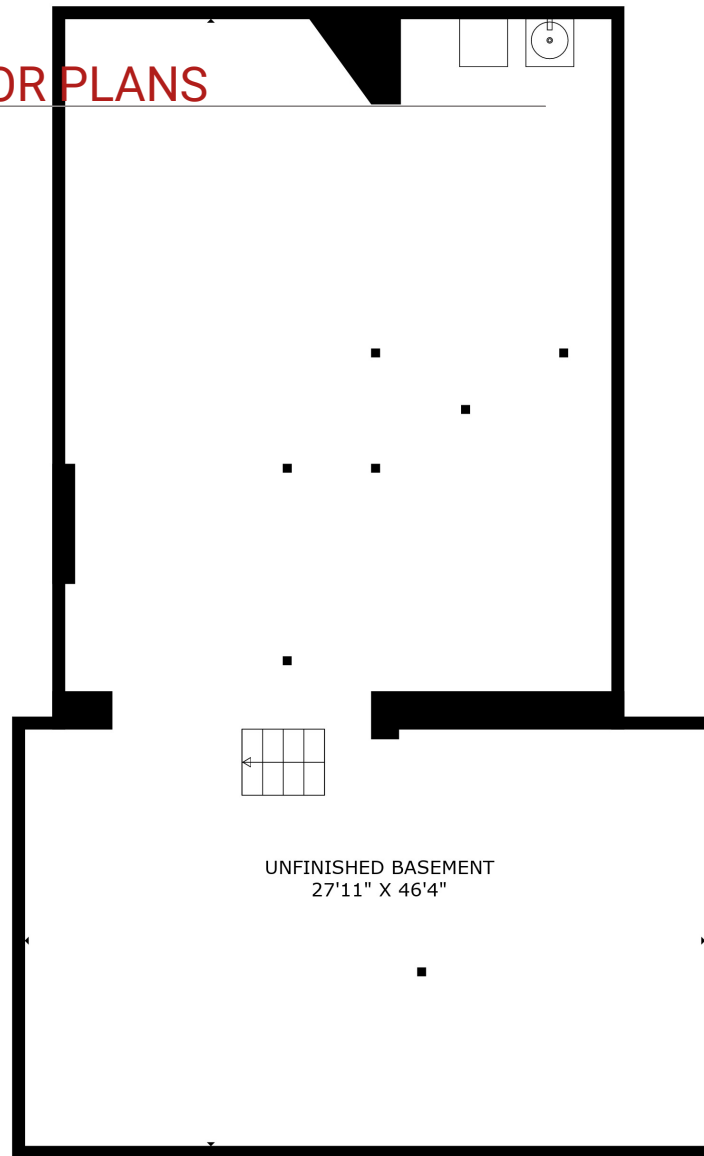
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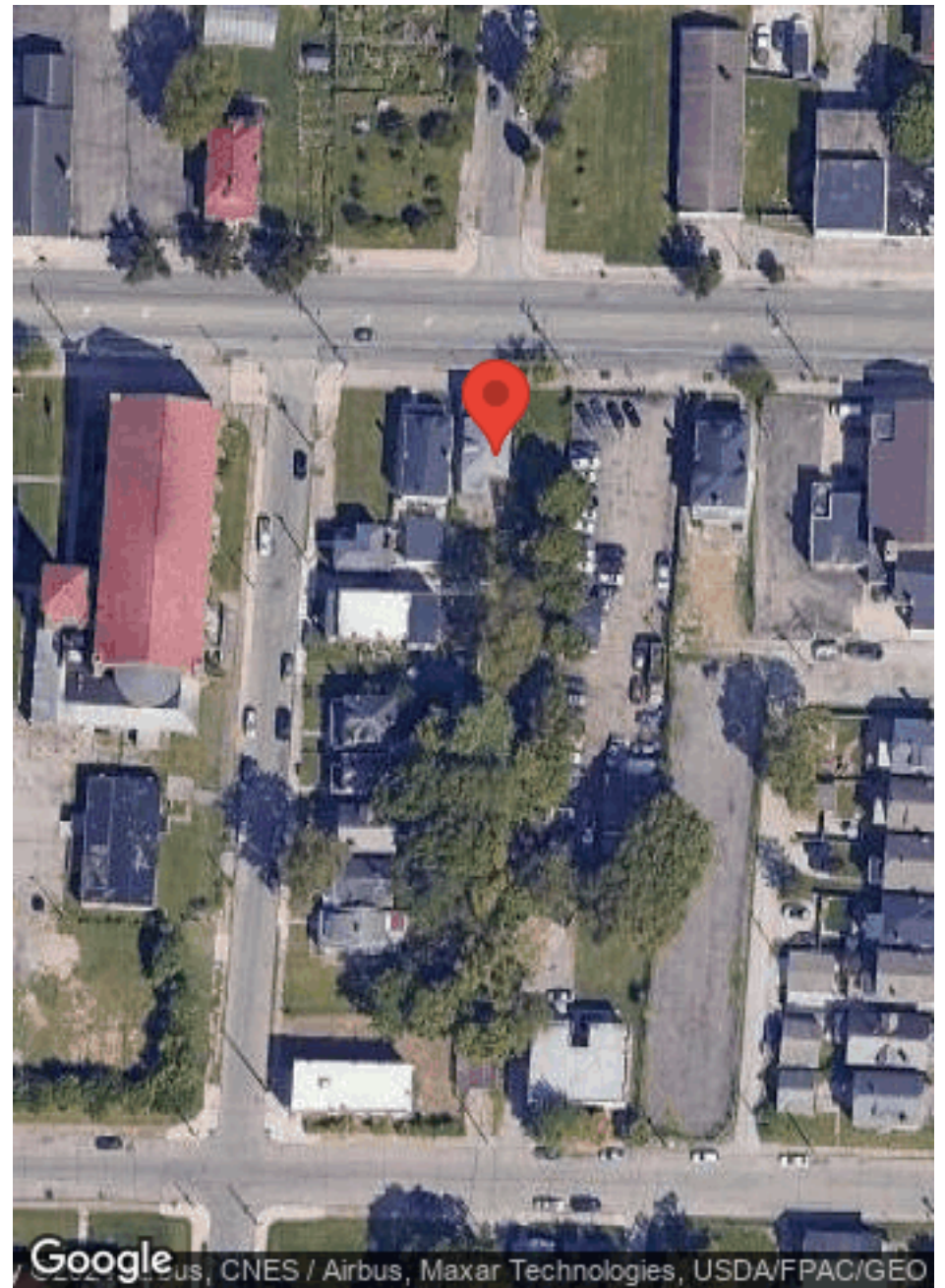
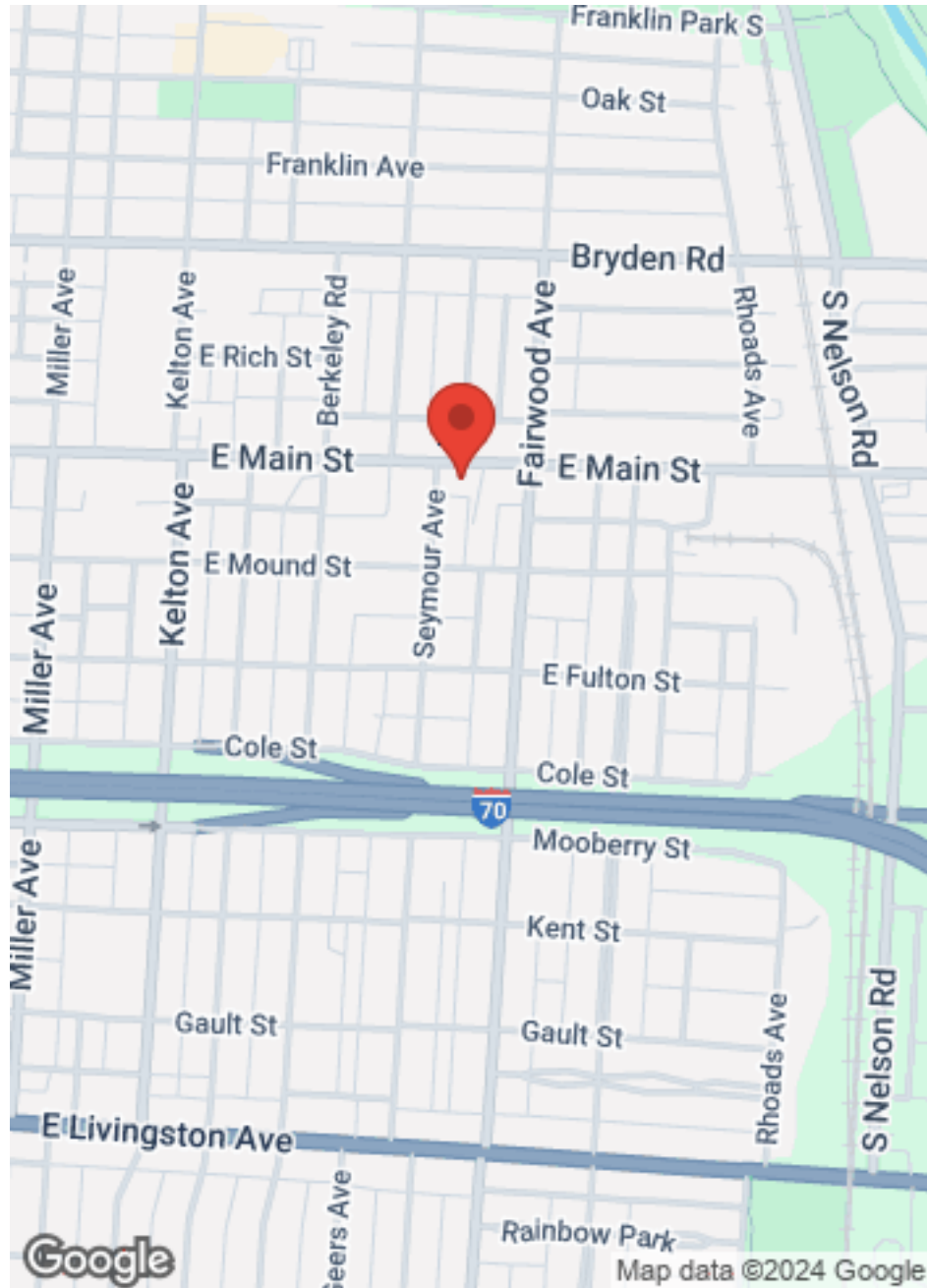
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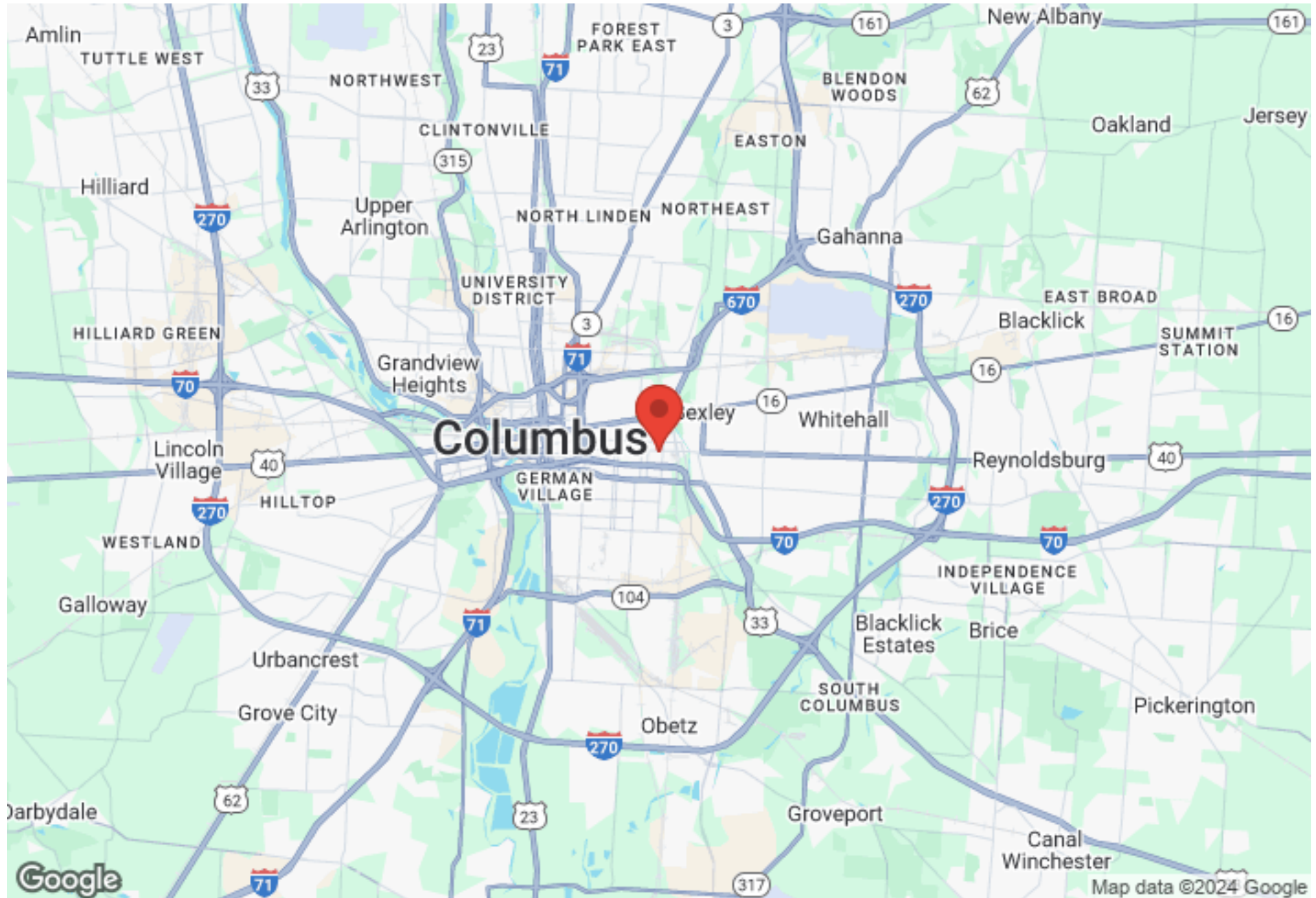
LOCATION MAPS

1689 EAST MAIN STREET



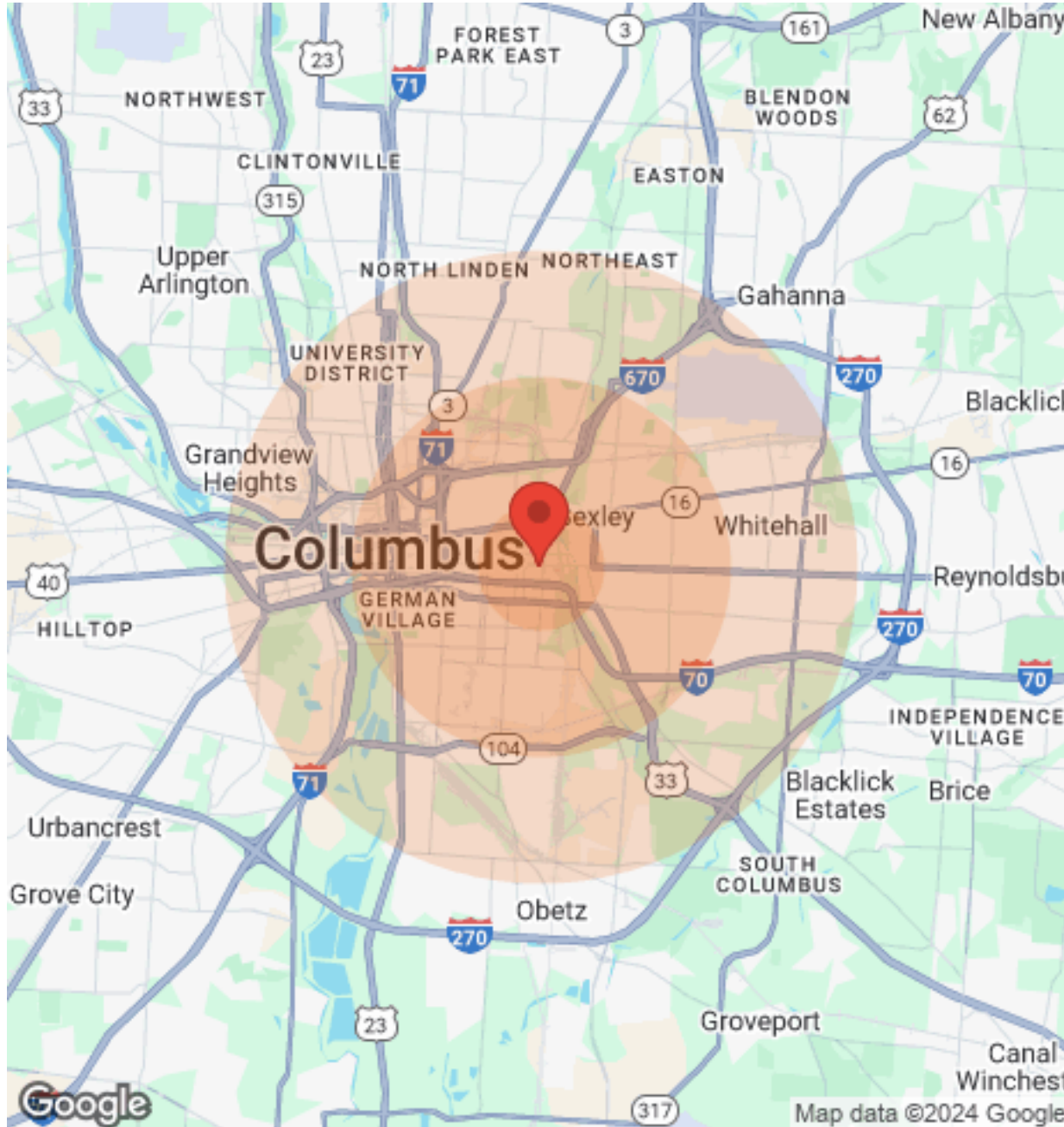
REGIONAL MAP

1689 EAST MAIN STREET



DEMOGRAPHICS

1689 EAST MAIN STREET



Population	1 Mile	3 Miles	5 Miles
Male	8,498	54,413	139,496
Female	9,124	58,365	143,386
Total Population	17,622	112,778	282,882

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,828	23,387	56,821
Ages 15-24	2,308	14,184	34,280
Ages 25-54	6,902	45,706	130,111
Ages 55-64	2,037	13,366	28,916
Ages 65+	2,547	16,135	32,754

Race	1 Mile	3 Miles	5 Miles
White	5,292	50,893	151,354
Black	11,833	56,428	114,261
Am In/AK Nat	15	28	103
Hawaiian	N/A	92	118
Hispanic	307	4,718	13,319
Multi-Racial	924	9,252	25,030

Income	1 Mile	3 Miles	5 Miles
Median	\$26,984	\$30,963	\$29,574
< \$15,000	2,061	11,897	29,797
\$15,000-\$24,999	1,190	7,454	17,990
\$25,000-\$34,999	1,079	5,820	14,631
\$35,000-\$49,999	802	7,101	17,312
\$50,000-\$74,999	753	7,248	17,133
\$75,000-\$99,999	568	3,961	8,652
\$100,000-\$149,999	299	3,308	6,015
\$150,000-\$199,999	142	1,216	1,745
> \$200,000	205	1,674	2,207

Housing	1 Mile	3 Miles	5 Miles
Total Units	10,119	64,188	140,447
Occupied	7,606	52,752	119,811
Owner Occupied	2,954	22,655	49,063
Renter Occupied	4,652	30,097	70,748
Vacant	2,513	11,436	20,636

ATTACHMENT 1 OF 2. PRIMARY LOT

1689 EAST MAIN STREET



Franklin County Auditor - Michael Stinziano 010-040166-00

Owner Name CAPACITY LLC
Site Address 1689 E MAIN ST
Legal Descriptions 1689 E MAIN STREET
 BULEN'S SUB
 LOT 3 (33' X 105')
Owner Address PO BOX 8413
 COLUMBUS OH 43201
Transfer Date 03/22/2019
Transfer Price .00
Instrument Type GE

Prop. Class C - Commercial
Land Use 499 - OTHER COMMERCIAL STRUCTURE
Tax District 010 - CITY OF COLUMBUS
Sch. District 2503 - COLUMBUS CSD
App Nbrhd X1200
Tax Lein No
CAUV Property No
Owner Occ. Credit 2022: No 2023: No
Homestead Credit 2022: No 2023: No
Rental Registration Yes
Board of Revision No
Zip Code 43205
Annual Taxes 1,184.14
Taxes Paid 1,184.14
Calculated Acreage .08
Legal Acreage .00

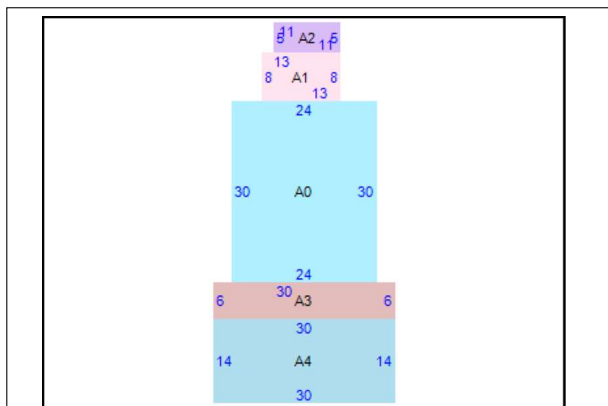
	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$11,400	\$33,700	\$45,100	\$3,990	\$11,800	\$15,790
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$11,400	\$33,700	\$45,100	\$3,990	\$11,800	\$15,790
CAUV	\$0					

Building Data

Land Use 499-OTHER COMMERCIAL STRUCTURE
Year Built 1915
Total Sq Ft 2144
Stories 02
Grade AVERAGE QUALITY

Sketch Legend

- 1 A1 - SKE:SKETCH ONLY 104 Sq. Ft.
- 2 A2 - OFF:OPEN FRAME PORCH 55 Sq. Ft.
- 3 A3 - SKE:SKETCH ONLY 180 Sq. Ft.
- 4 A4 - SKE:SKETCH ONLY 420 Sq. Ft.
- 5 A0 - SKE:SKETCH ONLY 720 Sq. Ft.
- 1 - 101:UNF BSMT 720 Sq. Ft.
- 2 - 034:RETAIL STORE 1424 Sq. Ft.
- 3 - 081:MULTI-USE APARTMENTS 720 Sq. Ft.
- 6 - OFU:OPEN FR PORCH UP 104 Sq. Ft.



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ATTACHMENT 2 OF 2. VACANT LOT

1689 EAST MAIN STREET



Franklin County Auditor - Michael Stinziano 010-024997-00

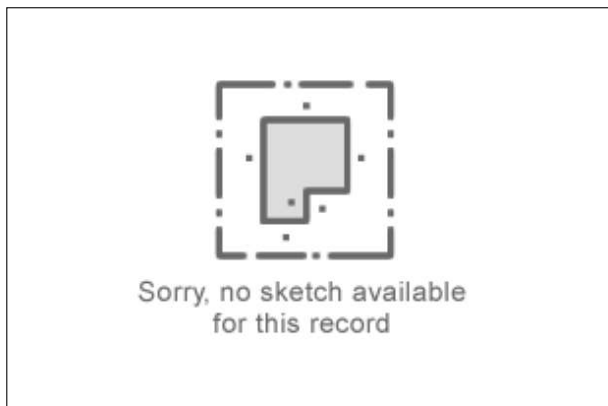
Owner Name	MD DEVELOPERS LLC	Prop. Class	R - Residential
Site Address	1693 E MAIN ST	Land Use	510 - ONE-FAMILY DWLG ON PLATTED LC
Legal Descriptions	1693 E MAIN ST BULEN SUB 4	Tax District	010 - CITY OF COLUMBUS
Owner Address	PO BOX 10069 COLUMBUS, OH 43201	Sch. District	2503 - COLUMBUS CSD
Transfer Date	03/01/2018	App Nbrhd	X1200
Transfer Price	15,144.24	Tax Lein	No
Instrument Type	QC	CAUV Property	No
		Owner Occ. Credit	2022: No 2023: No
		Homestead Credit	2022: No 2023: No
		Rental Registration	No
		Board of Revision	No
		Zip Code	43205
		Annual Taxes	364.56
		Taxes Paid	364.56
		Calculated Acreage	.08
		Legal Acreage	.00

	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$12,000	\$7,600	\$19,600	\$4,200	\$2,660	\$6,860
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$12,000	\$7,600	\$19,600	\$4,200	\$2,660	\$6,860
CAUV	\$0					

Building Data

N/A

Sketch Legend



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THE SULLIVAN GROUP COMMERCIAL TEAM

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Nathan Yolles
KW Greater Columbus Realty LLC.
1 Easton Oval Suite 100
Columbus, Ohio 43219

614-537-2550
nathan@yollesrealty.com



Borhan Musa
KW Greater Columbus Realty LLC.
1 Easton Oval Suite 100
Columbus, Ohio 43219

614-314-2844
musaborhanrealtor@gmail.com

Contact US



Mark Sullivan

(C)614-537-3888
(O)614-944-5988
Sullivan@kw.com



Ann Sullivan

(C)614-537-4777
(O)614-944-5988
Sullivan@kw.com



Belinda Salsburey

(C)614-832-2413
(O)614-944-5988
bsalsburey@kw.com



Nathan Yolles

(C)614-537-2550
(O)614-944-5988
nathan@yollesrealty.com



Borhan Musa

(C)614-314-2844
(O)614-944-5988
musaborhanrealtor@gmail.com



Amber Smith

(C)614-900-2973
(O)614-944-5988
smithamber@kw.com



Todd Bollenbacher

(C)614-378-0321
(O)614-944-5988
toddbollenbacher2@gmail.com



Elizabeth Sullivan

(C)614-288-8129
(O)614-944-5988
Elizabeth.sullivan@kw.com



Kate Baker

(C)614-439-2047
(O)614-944-5988
katebaker@kw.com