

- Property designated within South High Redevelopment Corridor of proposed Columbus Re-zoning Plan as a 'Work-Live' parcel
- Owner MAY be willing to sell on turnkey basis, including all furniture, custom workspaces (1st and 2nd floors) for support staff, filing cabinets, 2 large workhorse copiers/fax/scanners, existing telephone system, etc.
- 1-car detached garage w/ potential to be converted to Village carriage house
- Approximately 1000 s/f 3rd story (currently used for storage) with potential to be living quarters
- Currently, 5 mezzanine level offices ready for rental
- 5 parking spaces, paved lot
- Kitchenette, fridge/freezer, microwave
- 2 half baths (1st floor, and 2nd floor)
- Newer AC and furnace
- 1" original oak hardwood floors, original doors and hardware abound
- Built-in mahogany mantle and bookcases in spacious conference room
- 175 gal. aquarium upon client entry
- Mezzanine level outdoor balcony
- Outdoor break areas on front and rear porches
- Utility budgets (gas, electric, H2O) surprisingly low
- Alarm system
- Video surveillance system (front & rear)
- Rear security floodlight
- Abundant storage in dry basement and coal room