FOR SALE

**43 W 4th Ave,
Columbus, OH 43201**

$1,395,000
Sales Price

11,522
SF Available

EXPERIENCE MATTERS - 110+ Years Serving the CRE Community
1480 Dublin Rd ◆ Columbus, OH ◆ 43215 ◆ 614.228.5547 ◆ krgre.com

KRG
Kohr Royer Griffith Inc
Commercial Real Estate Services

Property Overview

43 W 4th Ave, Columbus, OH 43201

This distinctive three-story property has been occupied by religious institutions throughout its history and offers a versatile layout suitable for continued assembly use or a variety of adaptive reuse opportunities. Constructed in multiple phases, the building features a blend of functional gathering spaces, administrative offices, and support areas designed to accommodate both large and small groups.

The main level is anchored by a spacious sanctuary and a central rotunda featuring a raised platform that serves as an ideal stage or presentation area. Also located on this floor are three private offices, a fully equipped kitchen with a working stove, microwave, refrigerator, sink, and ample storage, as well as a large multipurpose room accessible from both the kitchen and rotunda that is well suited for use as a conference room, office, classroom, or meeting space.

The upper level offers additional flexibility with a library, a large meeting or conference room that could also be reconfigured into smaller workspaces, and an open balcony area with the potential to accommodate three to four private offices or collaborative workspace.

The lower level includes men's and women's restrooms, an existing kitchen area, several smaller meeting rooms, and a large event space that has historically hosted religious gatherings, wedding receptions, community events, and other large functions.

The property offers multiple access points, including the primary entrance along West 4th Avenue, a secondary entrance facing North High Street, and an emergency exit leading to the rear alley. A fenced area at the rear entrance provides an added measure of security and functionality.

Redevelopment Opportunity

Beyond its current use, the property presents a compelling opportunity for redevelopment or adaptive reuse. Its prominent urban location, multi-story footprint, and flexible floor plan create the potential for a wide range of future uses, subject to zoning and municipal approvals. Prospective developers and investors may wish to explore opportunities including residential conversion, mixed-use redevelopment, office or institutional use, boutique hospitality, community-focused facilities, or other creative redevelopment concepts that capitalize on the property's location and existing structure.

PLEASE DO NOT DISTURB CURRENT TENANTS

Property Photos - Coming Soon

43 W 4th Ave, Columbus, OH 43201

Floor Plan - Coming Soon

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Location & Demographics

43 W 4th Ave, Columbus, OH 43201

Demographic Snapshot

w/in 5 miles

METRIC	
Population	377,861
Households	167,214
Avg HHI	$107,727
Day Time Population	
Workers	343,162
Residents	175,854

Consumer Spending

Avg spend per HH

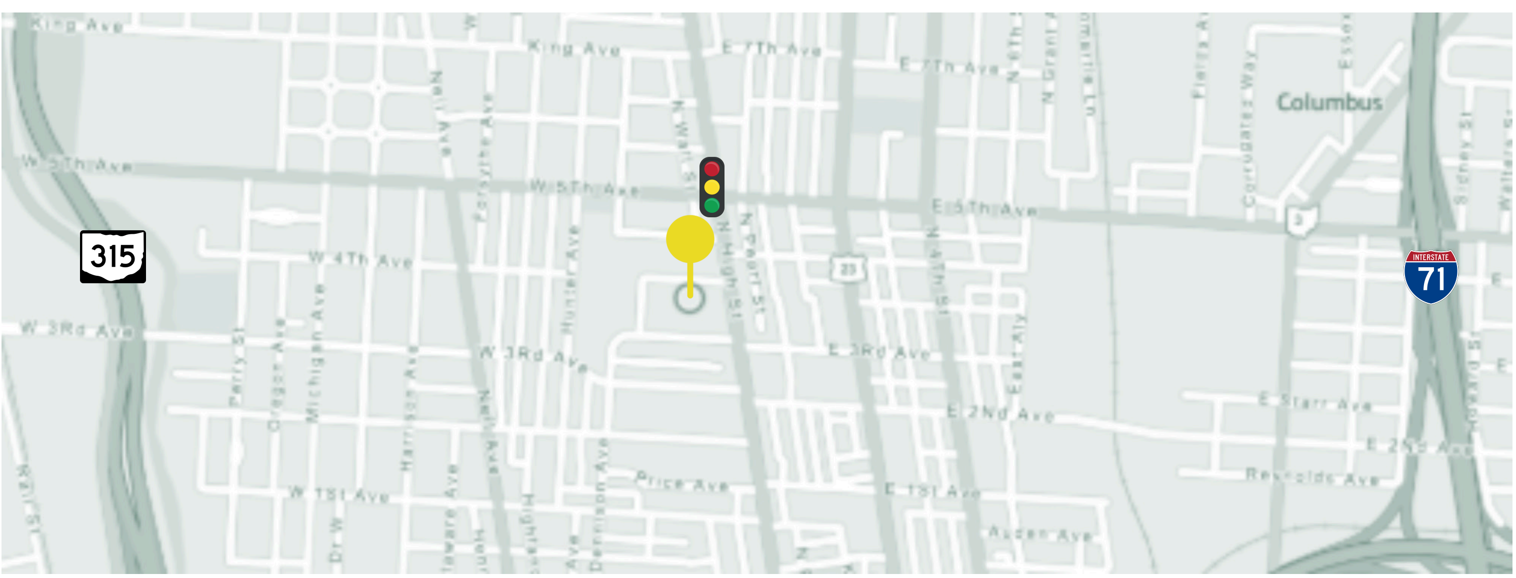
Entertainment / Rec	$3,752
Food away from home	$4,083
Education	$1,875
Healthcare	$6,798

Location Highlights

- Select Specialty Hospital
- Skully's Music Diner
- Alphagraphics
- Standard Hall
- House of Creole
- North Star Cafe
- Condado's Tacos
- Columbus Metropolitan Library
- Kroger

Easily Accessible to:

The Ohio State University Campus, Downtown Columbus, and the Short North



Schedule a Tour

Contact us today:

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Offering Memorandum

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.