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Columbus 62,500 SF 4 Story Medical Building



Property Address

6400 East Broad Street
Columbus
OH, 43213

Auction Location

Online

Auction Date

Wednesday, January 7th @
12:00 PM

45
Days

23
Hours

17
Mins

9
Secs

Second Sale Date:

Wednesday, January 7th @
12:00 PM



County

Franklin

Case #

24cv9133

Short Description

62,500 SF 4 Story Medical

Building on the East Side of

Columbus. Appraised at

\$4,200,000. Bidding starts at

\$2,800,000.

Bid Now

More Information

6400 E. Broad St., Columbus, Ohio 43213

**Online Foreclosure Auction – Bidding Ends Wednesday, January 7, 2026 at
12:00 Noon**

A rare East Columbus medical/office redevelopment opportunity on **3.50 acres** with **62,500± SF** of space across four floors. This high-visibility asset sits directly on E. Broad Street near the Hamilton Road medical corridor and offers tremendous repositioning potential for medical, dental, behavioral health, professional office, senior care, or mixed-use conversion.

Currently **approximately 25% occupied**, the building features a functioning medical office footprint on select floors with **half of the first floor and all of the third floor gutted**, ready for build-out. Investors will appreciate this flexible blank canvas combined with existing tenant income.

Constructed in 1974 with major modernization in 2010–2015, the building offers:

- **Fire-resistant construction and concrete panel exterior**
- **Hydraulic passenger elevators (2 units)**
- **Full building sprinkler system**
- **Central HVAC & standard medical office mechanicals**

Plaintiff

**Heartland Bank, A Division of
German American Bank**

Defendant Name

Amamata, LLC

Attorney

Fisher, Skrobot & Sheraw, LLC

Viewing Dates

We have interior access to the building. Text the Auctioneer with your name and the address of the property and we will schedule a tour for you. 937-581-3037

Documents

[Purchaser Information Form](#)

[Auditor commercial info](#)

[Auditor summary](#)

[Auditor sketch](#)

[Broker Registration](#)

- 12-ft wall heights
- 15,625 SF per floor (4 floors)
- Large asphalt parking lot with extensive paving

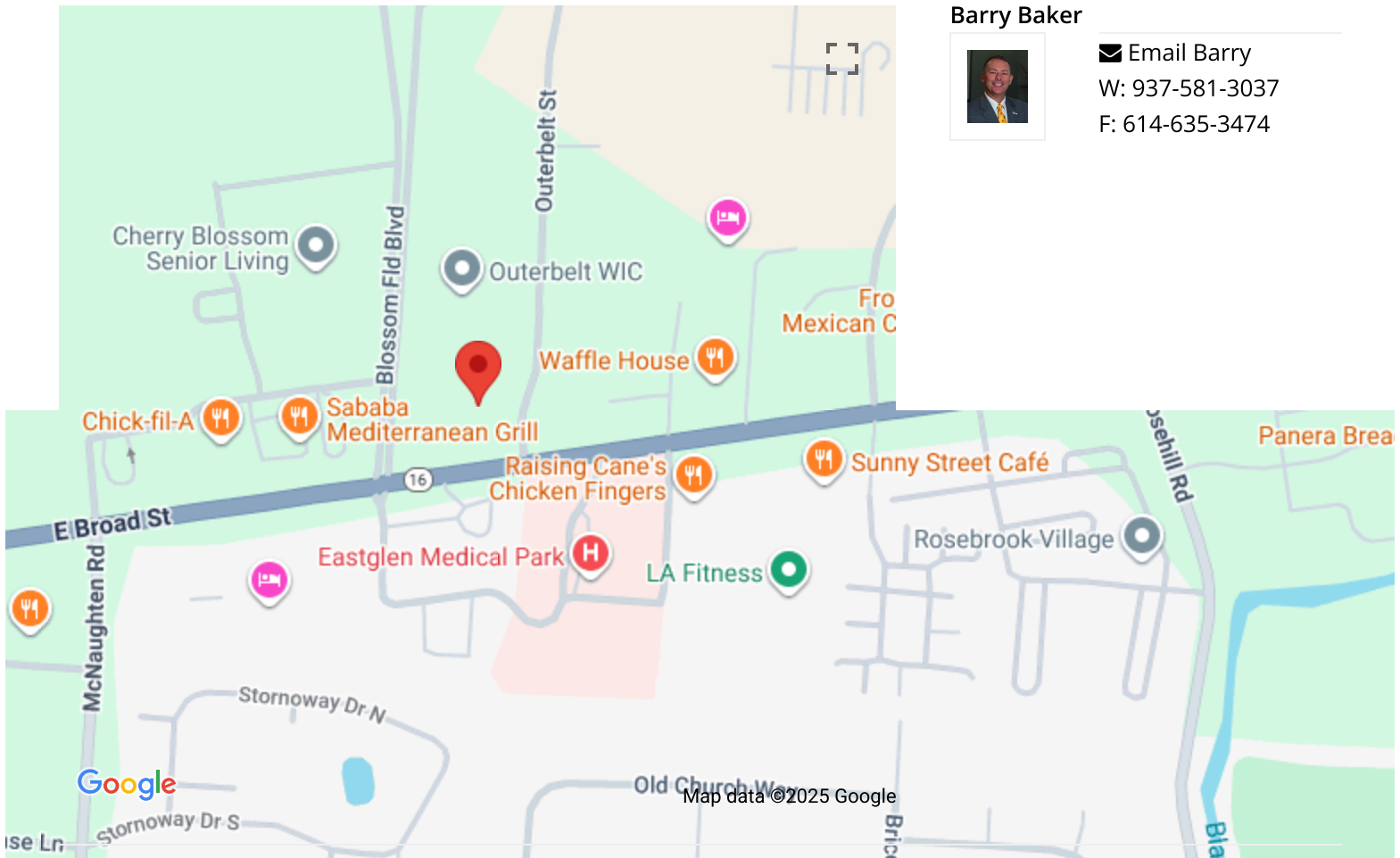
The property is located in the **Columbus–Gahanna Jefferson School District**, surrounded by dense residential neighborhoods, national retailers, medical users, and major employment centers. With a **2024 auditor valuation of \$3,774,200** and significant upside through lease-up and renovation, this property presents an exceptional distressed-asset investment in a supply-limited medical office submarket. Corner location with multiple ingress/egress. Large Monument Signage.

Do not miss this value-add opportunity!

Lot Size: 3.462 Acres with 75,000 SF of parking

Annual Taxes: \$95,225

Property Map



Lead Auctioneer

Barry Baker



✉ Email Barry
W: 937-581-3037
F: 614-635-3474

Basic Terms:

- * This is a Foreclosure Auction ordered by the Franklin County Common Pleas Court. The foreclosure process intends to clear all liens and encumbrances on the subject property. You are encouraged to purchase Title Insurance at closing for an extra layer of protection.
- * The property sells with a minimum opening bid of \$2,800,000.
- * The required deposit is 10% of the winning bid.
- * The successful bidder will be required to wire or direct deposit the above amount into the trust account of Ohio Sheriff Sales by 5:00 pm day of auction.
- * The real estate is sold As-Is with no contingencies.
- * Closing required within 30 days of court confirmation.
- * No contract is signed after the auction. A one-page Purchaser Information Form is the only document that is required by the Court. See the Documents section of this listing for the form.
- * No buyer's premium will be added to the high bid.
- * Buyer pays all closing costs.
- * Private Selling Officer Deed or equivalent given at closing.
- * The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover. This generally only comes into play when a property goes to the 2nd auction with no minimum bid, or the property sells for less than is owed for back taxes and court costs.
- * **BUYER DEFAULT:** Be aware, if you are unable to close within 30 days of court confirmation, your deposit is non-refundable, and you could be liable for other costs and penalties including being found in contempt of court.
- * **CASH ONLY SALE:** All sales are considered CASH ONLY with no contingencies. You MAY be able to obtain financing on properties where interior access is available. Banks and Mortgage Co's will only lend on properties when they can receive an interior appraisal. Keep in mind, the purchase of the property is not contingent upon the result of the appraisal or being denied for financing. The property is being sold AS IS with no warranties or guarantees.
- * **BIDDING NOTES:**
Bid Increment: Required bidding increment is \$10,000. **Max Bid:** Place your 'Max Bid' in the bid box, click the bid button and select whether you want to raise to your maximum or bid the next increment allowing the system to bid on your behalf up to your max bid. You will be notified by email and or text if your maximum is exceeded by another bidder if you enable texts and emails. **Bid Extensions:** If a bid is placed in the last 3 minutes before the scheduled auction end time, bidding will extend back out to 3 minutes. Bid extensions will continue until a 3-minute period of time elapses after the stated auction end time with no advance in the bidding.

Number of Times Viewed: **118**

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