

Rare Owner-Occupant Opportunity



OFFICE FOR SALE

2140 RIVERSIDE DR

COLUMBUS, OH





BUILDING HIGHLIGHTS

Allied Real Estate Advisors is proud to present a rare owner-occupant purchase opportunity. Located near the thriving submarkets of Upper Arlington & Grandview, **2140 Riverside Dr** provides easy access to abundant amenities, including restaurants, shops, and outdoor spaces.

\$1,675,000
Sale Price

OVER \$300K
In Owner's Suite
Renovations

8,879
Total Square
Footage

2,846 SF
Owner-User Suite

6,033 SF
Leased

Rare owner-occupant opportunity along Riverside Dr in Upper Arlington

Income-producing opportunity with the ability to occupy 2,846 SF and grow over time

Owner's suite was recently remodeled and the furniture will be included in the sale offering a plug & play opportunity

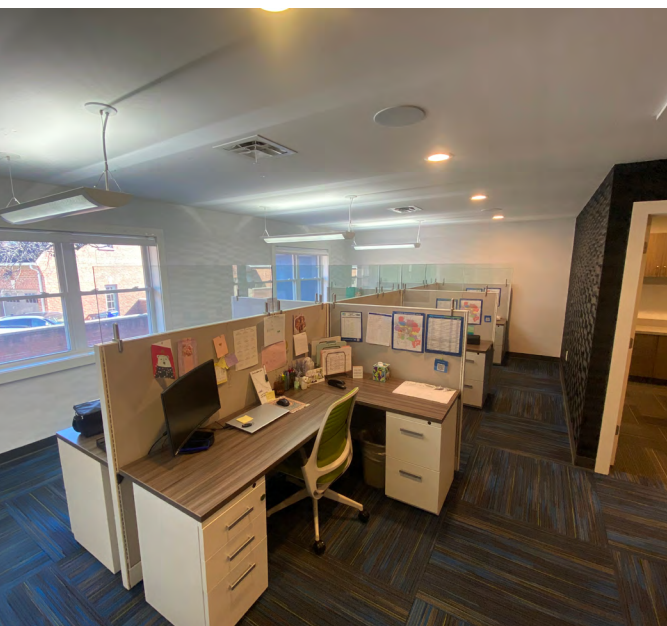
Quick access to Downtown Columbus and northern suburbs

Nearby amenities include The Shops on Lane, Kingsdale, Downtown Grandview, and Grandview Crossing

Prime signage opportunity with direct visibility to high traffic counts



BUILDING PHOTOS

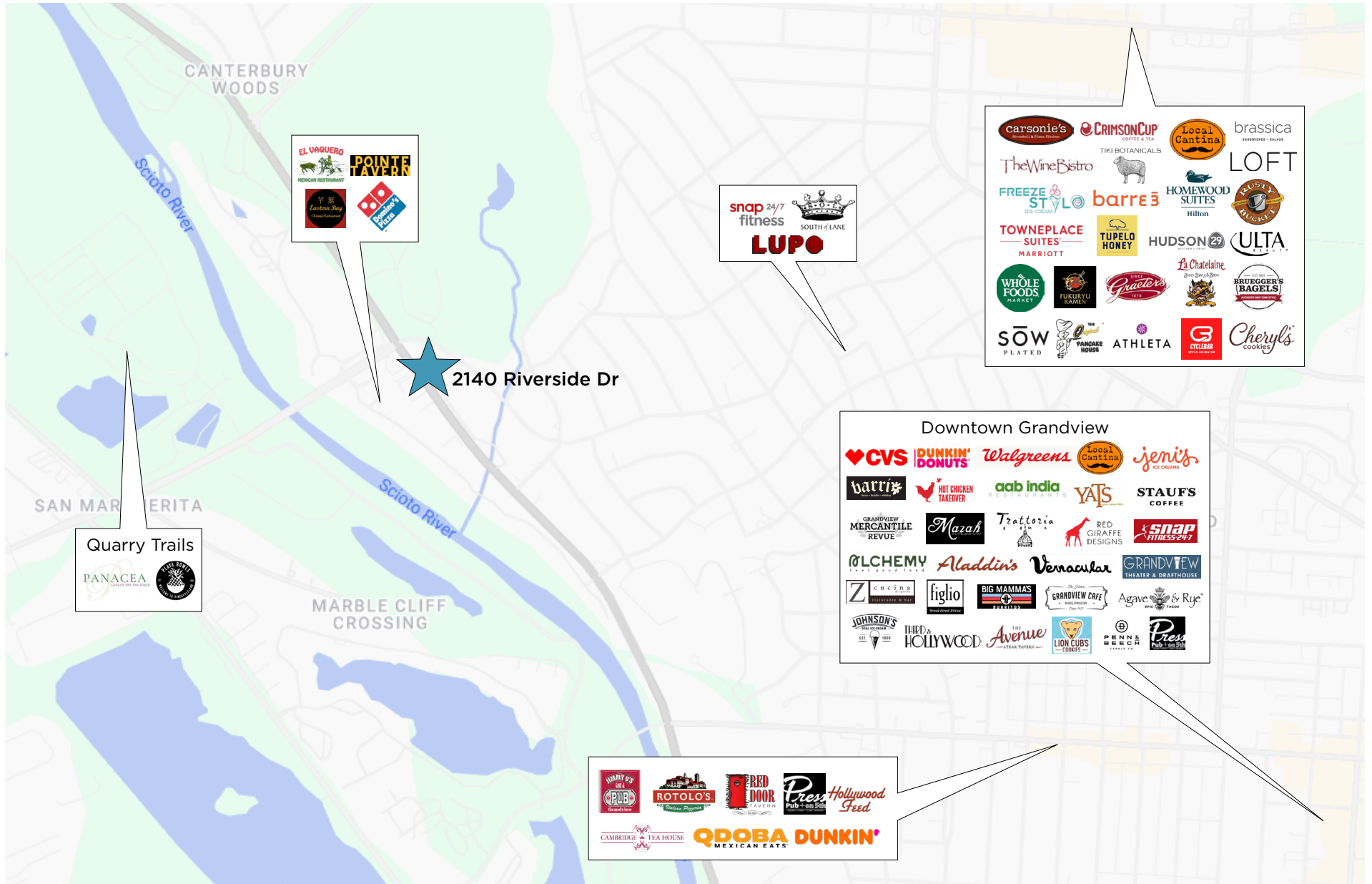


BUILDING LOCATION

2140 Riverside Dr is located near Upper Arlington and Grandview Heights and within close proximity to abundant amenities, including Whole Foods, Giant Eagle Market District, Hudson 29, First Watch, Quarry Trails Metro Park, Scioto Country Club, and many more.



NEARBY AMENITIES



FIRST FLOOR

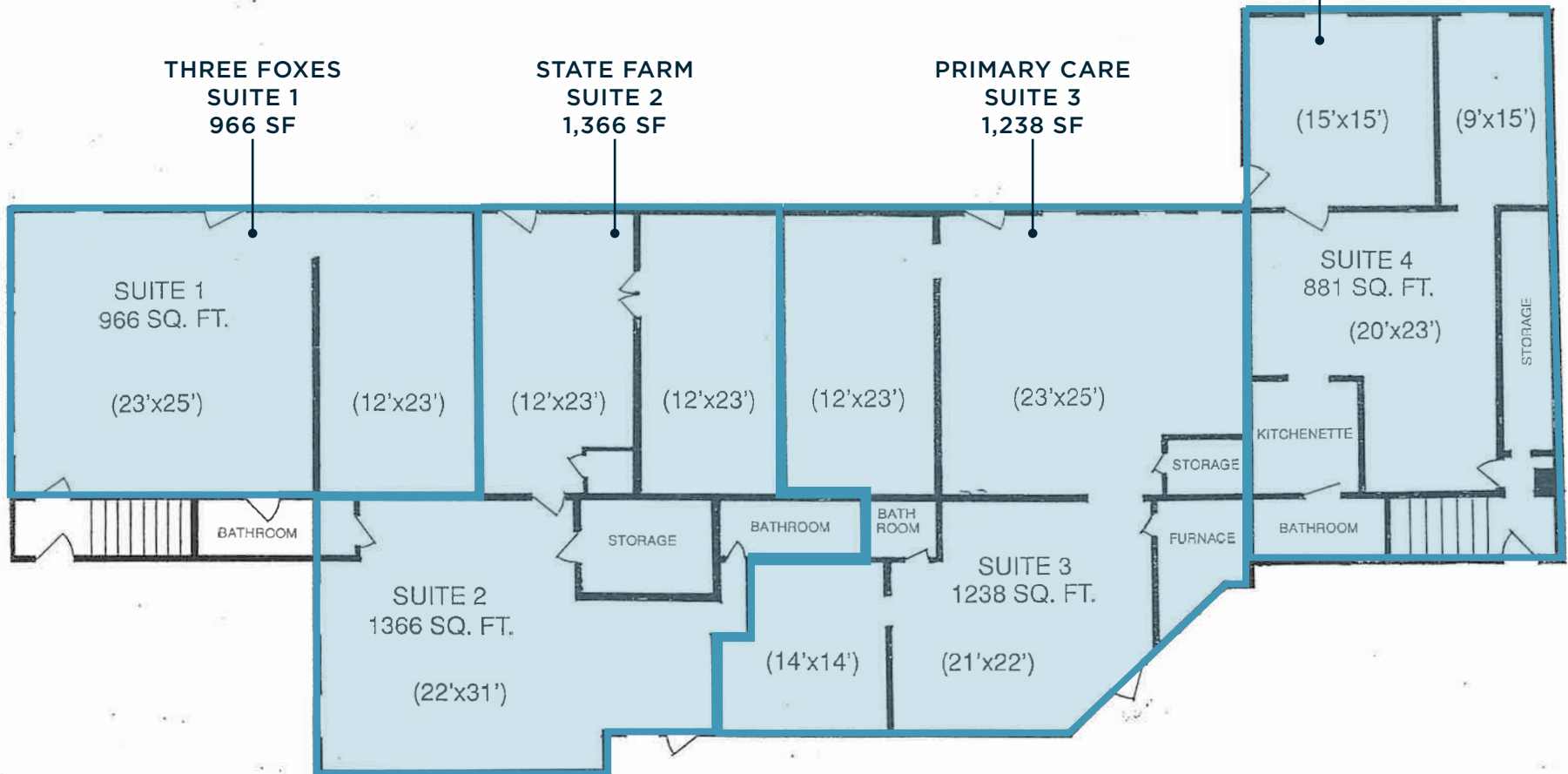


DIABETIC SUPPLIES
SUITE 4
881 SF

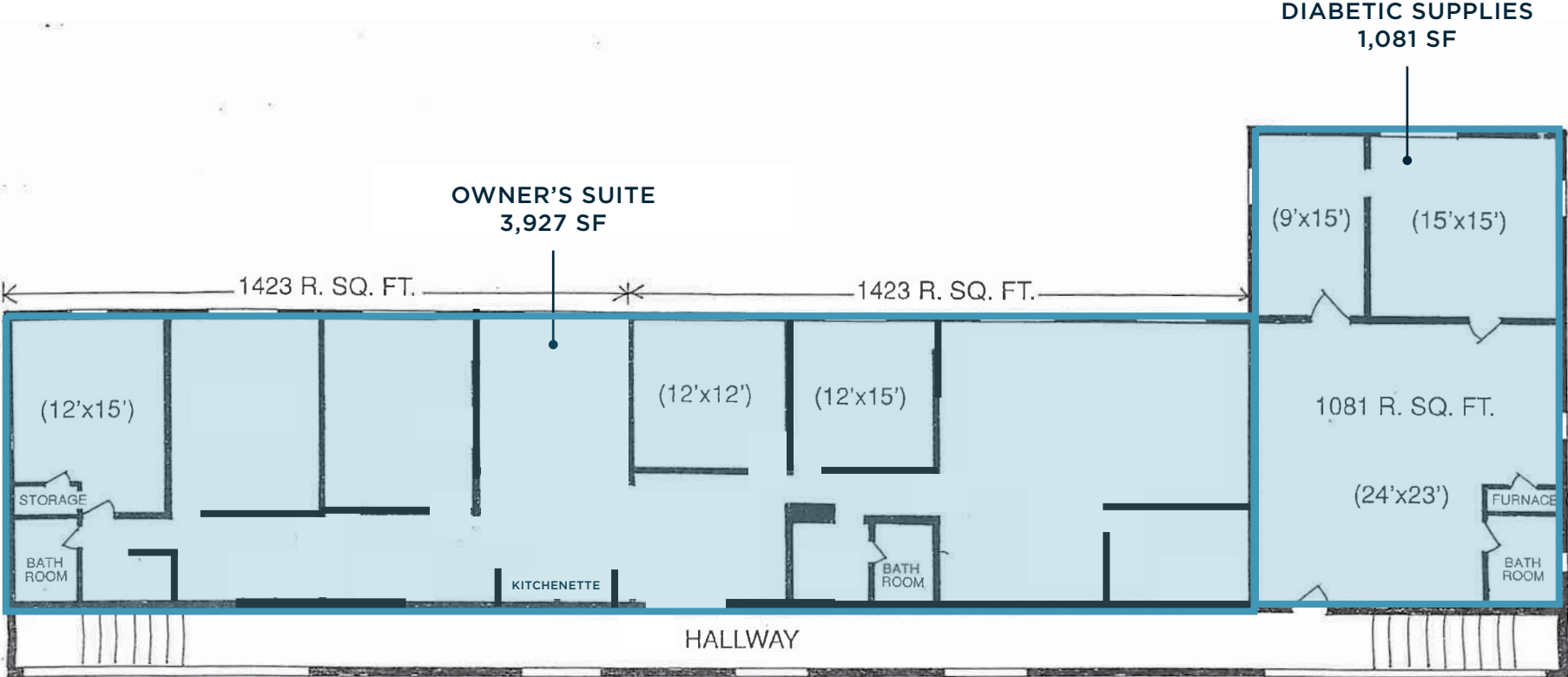
THREE FOXES
SUITE 1
966 SF

STATE FARM
SUITE 2
1,366 SF

PRIMARY CARE
SUITE 3
1,238 SF



SECOND FLOOR



OWNER'S SUITE

Furniture Included in the Sale





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