

Price Reduced!

1354 GRANDVIEW AVE, COLUMBUS, OH 43212

FOR SALE

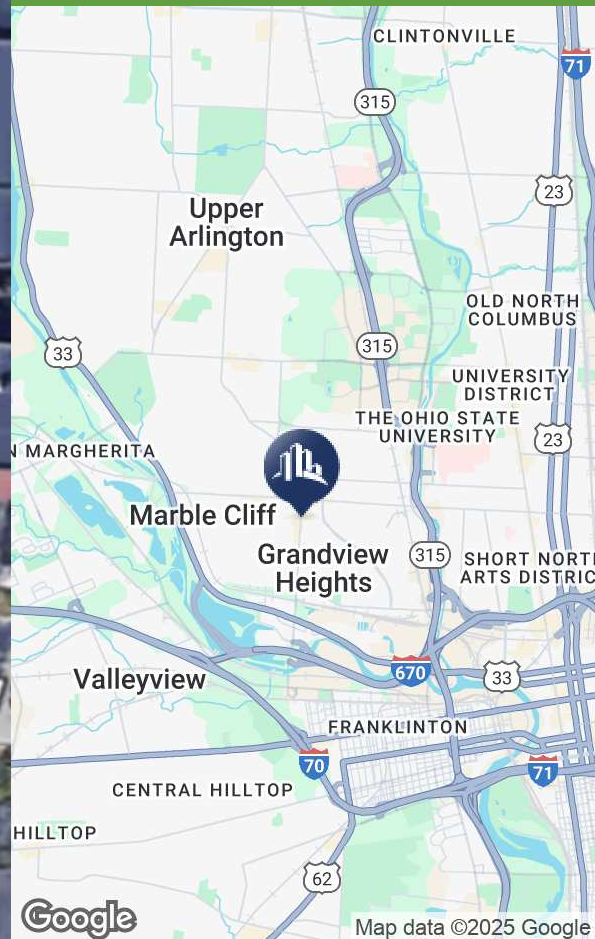
\$2,355,000

Prime Retail Corner Building



PROPERTY FEATURES

- Prime Commercial Corner
- Maximum Visibility at signaled intersection (Third Ave and Grandview Ave)
- Large Traffic Count
- Booming Grandview Area
- Zoned "C" Commercial in Columbus
- Current Fast-Food Restaurant (1,290 SF)
- Multiple Curb Cuts on Both Third and Grandview Ave
- Business Not for Sale
- Will consider long term ground lease. Call for details.



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Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PROPERTY DESCRIPTION

Presenting a prime investment opportunity in the Columbus area, this 1,290 SF building, constructed in 1956, stands out as a cornerstone of commercial real estate. Strategically positioned at a signaled intersection on Third Ave and Grandview Ave, it offers maximum visibility and benefits from a large traffic count, making it an ideal location for an office or office building. Boasting a "C" Commercial zoning in Columbus, multiple curb cuts on both Third and Grandview Ave, and the current operation as a fast-food restaurant, this property holds immense potential for an astute investor seeking a strategic, high-profile asset in a dynamic commercial environment.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,222	3,331	12,561
Total Population	2,146	5,868	21,942
Average HH Income	\$113,533	\$109,976	\$116,186

LOCATION DESCRIPTION

Situated in the vibrant city of Columbus, Ohio, the area surrounding the property at 1354 Grandview Ave, 43212, offers a blend of modern amenities and historic charm. Within walking distance, potential investors will find a variety of popular dining spots, boutique shops, and welcoming green spaces. Nearby entertainment and cultural attractions, such as the renowned Columbus Museum of Art and the bustling Arena District, cater to the diverse interests of professionals and visitors alike. With its convenient access to major highways and public transportation, this locale presents an attractive investment opportunity for those seeking a prime office building location in the heart of Columbus.

OFFERING SUMMARY

Sale Price:	\$2,355,000
Lot Size:	0.3 Acres
Building Size:	1,290 SF



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Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
W 3rd Ave	Hollywood Pl E	6,185	2022	0.03 mi
W 3rd Ave	Grandview Ave E	9,113	2018	0.05 mi
Grandview Ave	W 2nd Ave S	10,156	2022	0.09 mi
Grandview Ave	Ida Ave N	18,737	2018	0.09 mi
Broadview Ave	Mews Ct S	6,102	2018	0.12 mi
W 2nd Ave	Grandview Ave W	606	2022	0.13 mi
Grandview Ave	W 2nd Ave N	10,230	2022	0.16 mi
Grandview Ave	Ida Ave S	8,350	2022	0.18 mi
W 3rd Ave	Hope Ave E	17,300	2018	0.20 mi
West Third Avenue	Fairview Ave E	4,057	2020	0.20 mi



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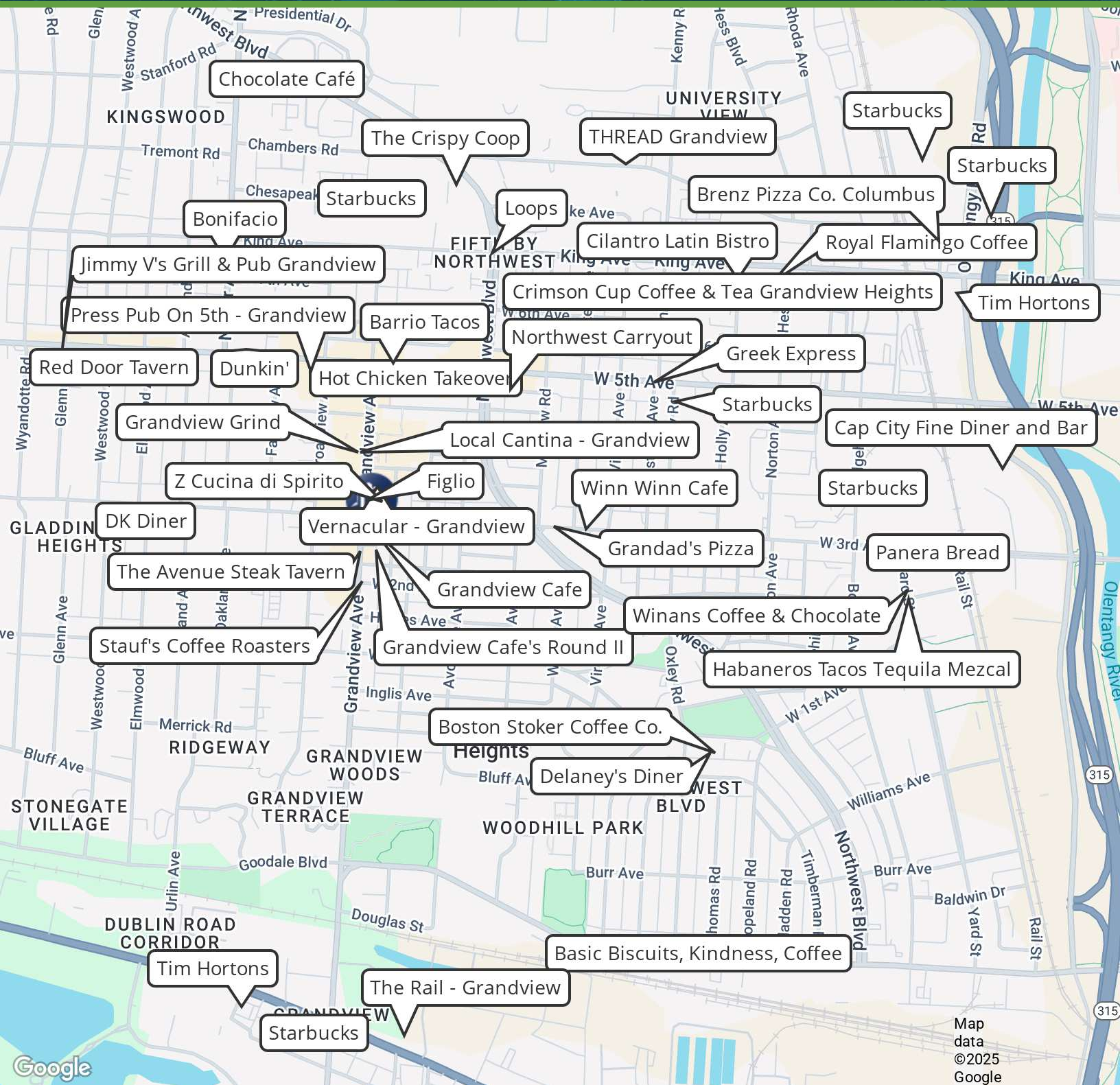
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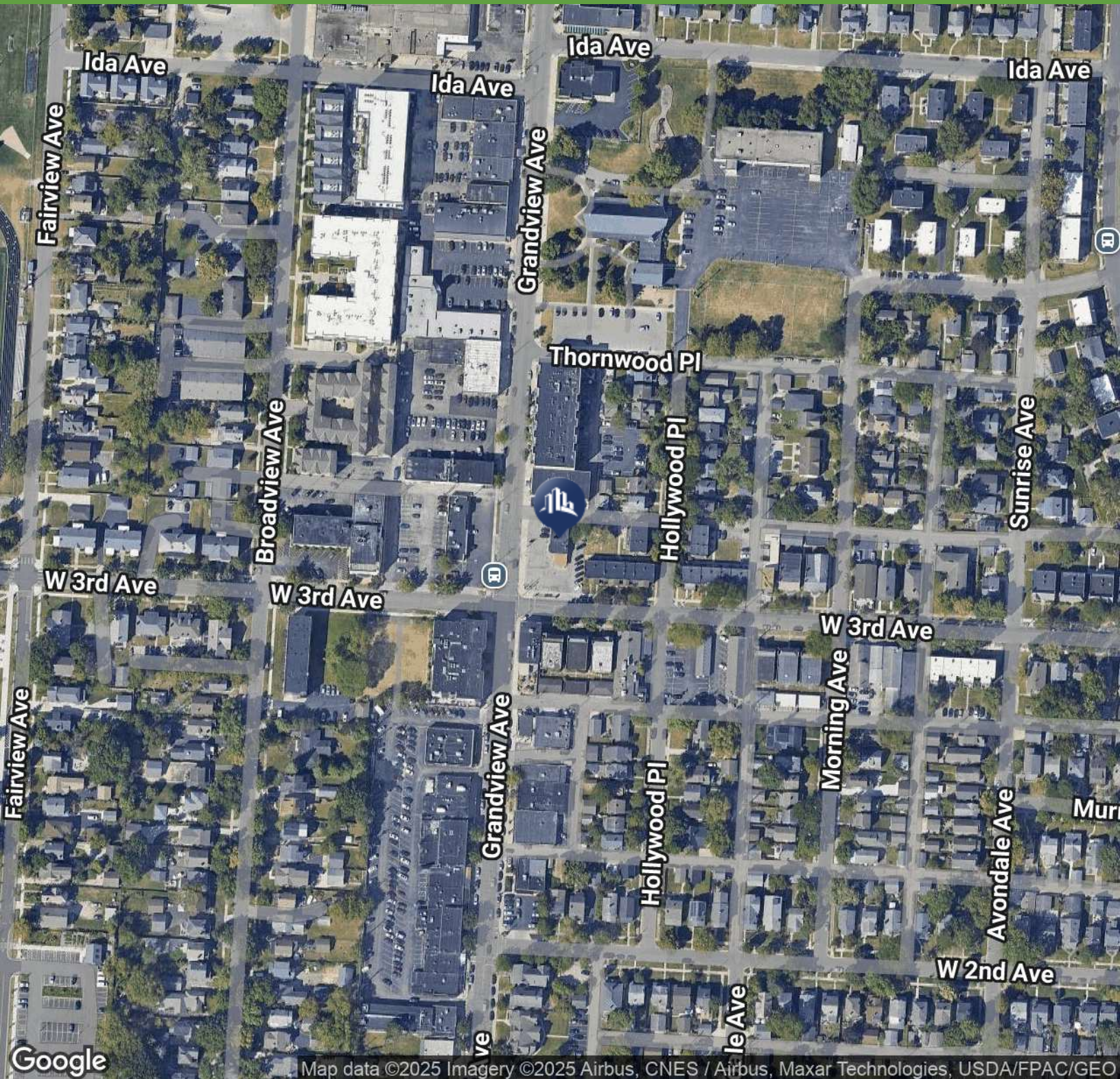
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