



2580 OAKSTONE DRIVE, COLUMBUS, OHIO 43231

FOR SALE: \$450,000



Property Features:


- Oakstone Office Park
2580 Unit A – 1,380 Sq ft
2580 Unit B – 1,172 Sq ft
2584 & 2586 – 2,552 SF
Total Building—10,208 SF
- 3 Parcels Total
-600-212177
-600-212178
-600-212179
- 2580 - Unit A and B, 2584, and 2586

Property Features:

- Finished lower level – 1,280 sq ft
- 3,824 Unfinished lower level space
- Plenty of parking
- Excellent professional office park
- All Units are fully leased with leases in place
- Year built—1988
- 9% Cap Rate

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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full		Office-Condominium	
	List Number: 218044434		Status: Active
	Original List Price: \$450,000		List Price: \$450,000
	Parcel #: 600-212179		Showing Start Date: 12/11/2018
	Use Code:		VT:
	Tax District: 600		Previous Use:
For Sale: Yes		For Lease: No	Exchange: No
Occupancy Rate:		Mortgage Balance:	
Gross Income: 0		Assoc/Condo Fee:	
Total Op Expenses: 0			
NOI: 0			
Tax Abatement: No		Abatement End Date:	Tax Incentive:
Taxes (Yrly): 11,290		Tax Year: 2017	Possession:
Assessment:		Addl Acceptance Cond: None Known	

General Information

Address: 2580-2586 Oakstone Drive	Unit/Suite #:	Zip Code: 43231
Between Street: Cleveland Avenue & Home Acre	City: Columbus	Corp Limit: Columbus
Complex:	County: Franklin	Township: None
Dist To Intersxn:	Mult Parcels/Sch Dis: Yes	Near Interchange:

Building Information

Total Available Sqft: 10,208	Minimum Sqft Avail: 0	Max Cont Sqft Avail: 0
Building Sqft: 10,208	Acreage: 0.21	Lot Size:
# of Floors Above Gr: 1	# of Elevators: 0	Parking Ratio:
# of Docks: 0	# Drive-In Doors: 0	Total Parking:
Year Built: 1988	Year Remodeled:	Basement: Yes
Common Area Factor:	Ceiling Height Ft:	

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 0	Term Desired:
Expenses Paid by L:	Will LL Remodel:
T Reimburses L: Curr Yr Est \$/SF TRL: 0	Finish Allow/SQFT \$:
T Contracts Directly:	Pass Exp Over BaseYr:
Curr Yr Est \$/SF TRL: 0	Exp Stop \$:
Curr Yr Est \$/SF LL:	

Features

Heat Fuel:
Heat Type:
Electric:
Services Available:
Building Type:
Construction:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided

Property Description

This professional office parking is an excellent investment. It offers 4 units and is currently fully leased with 3 tenants. Utilities are separated. Ample parking available. The square footage on the building consists of 5,104 on first level. Lower level has 1,276 finished SF and 3,824 unfinished SF. Also, Lower level has separate entrance/exit. The total building SF is 10,208. Perfect for the owner occupant.

Sold Info

Sold Date:	DOM: 1	SP:
		Sold Non-MLS: No
	SirCns:	SirAst:

Sold Non-MLS: No

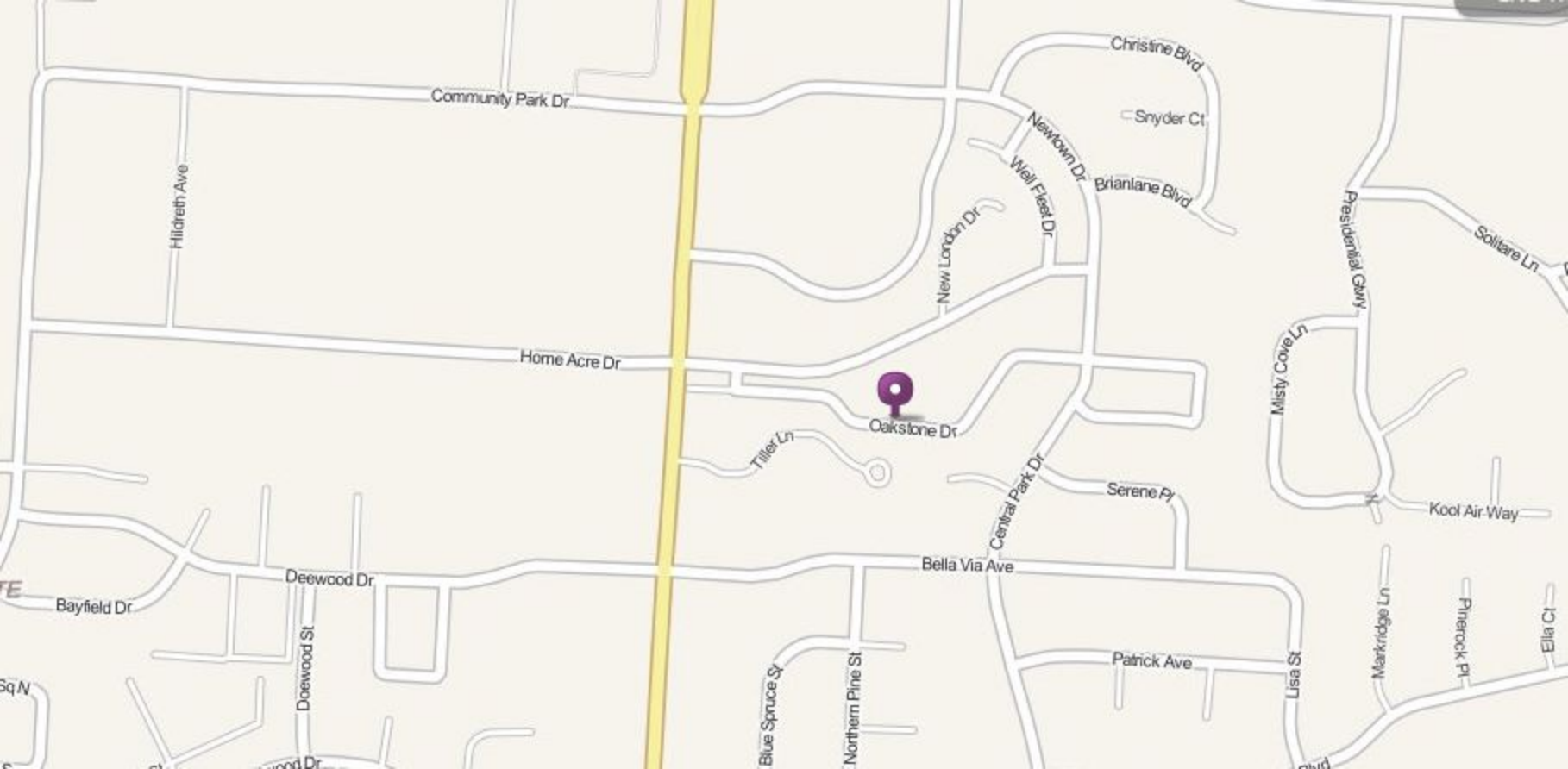
December 11, 2018

Prepared by: Randy J Best

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Oakstone Dr



Community Park Dr

Hildreth Ave

Home Acre Dr

Bayfield Dr

Deewood Dr

Deewood St

Blue Spruce St

Northern Pine St

Bella Via Ave

Central Park Dr

Patrick Ave

Lisa St

Markridge Ln

Pinebrook Pl

Ella Ct

Christine Blvd

Snyder Ct

Brianlane Blvd

Newtown Dr

Well Fleet Dr

New London Dr

Oakstone Dr

Tiller Ln

Serene Py

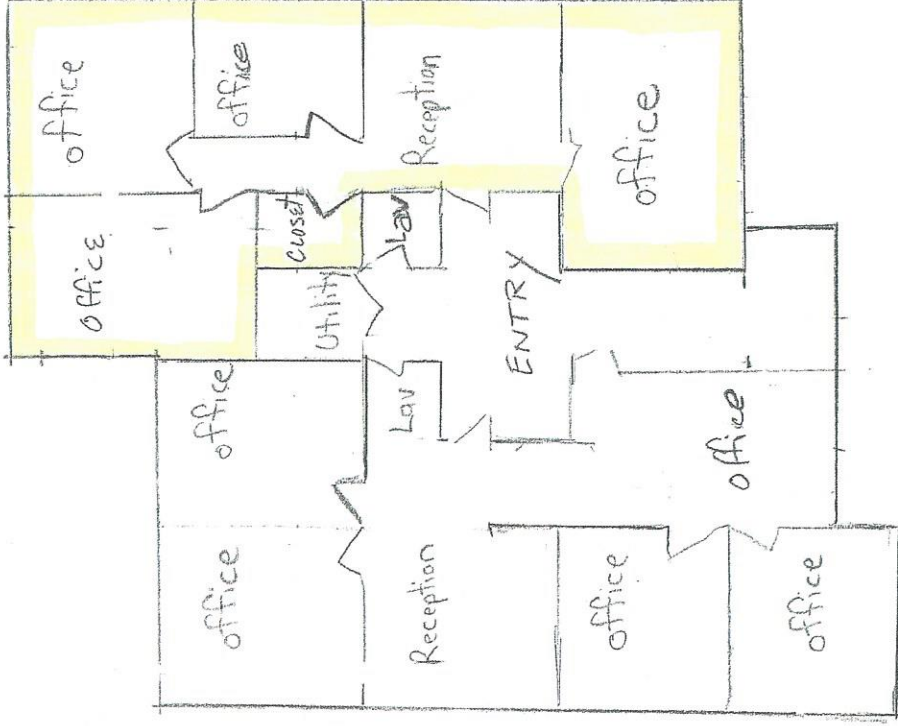
Misty Cove Ln

Presidential Cwy

Solitare Ln

Kool Air Way

2580C
1,172
SQ FT



2580 A, B
OAKSTONE

[Faint handwritten notes]



2586
OAKSTON E

2. UNIT PLAN

UNIT 1 - *Introduction to the Unit*
 UNIT 2 - *Introduction to the Unit*
 UNIT 3 - *Introduction to the Unit*

1980 1981
 1982 1983
 1984 1985

NOTE:
ALL PITCHES ARE TO BE ON CUBES AND NOT
PITCHED NOTES.
ALL INTERMEDIATE NOTES ARE D.N. UNLESS NOTED
ALL GROUPS MUST BE ON ONE PITCH.
LADDERING MAY BE USED, BUT NOT TO DISTURB
THE D.N. GROUP. STRONGLY DISCOURAGED TO
APPLY ONE (1) LAYER OF "TYPE 2" ADHESIVE
INTERFERENCE ON ALL FIBERGLASS WALLS.

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