



2976 BROAD STREET, COLUMBUS, OHIO 43204

FOR SALE: \$260,000

Property Features:

- Single Story Retail
- High Traffic Location
- Long Term Tenant
- Garage/Storage in Rear
- Excellent Parking on side and rear of building
- Nice Signage and Visibility
- Approximately 1,900 sq ft available for owner occupant
- 9% Estimated Cap Rate with current tenant



BEST CORPORATE REAL ESTATE
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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.

Full Photo Tour

2976 W Broad Street, Columbus, OH 43204

This listing is Active Listed for \$260,000 MLS # 215018000

Photo



S3010019



S3010020



S3010021



S3010022



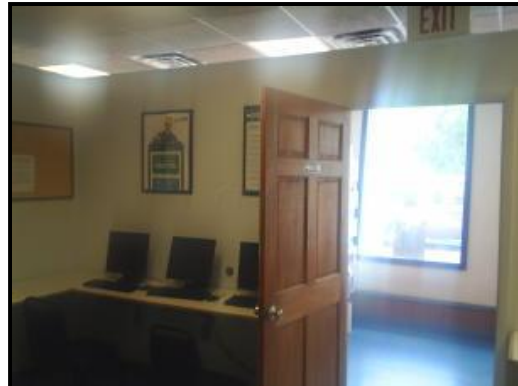
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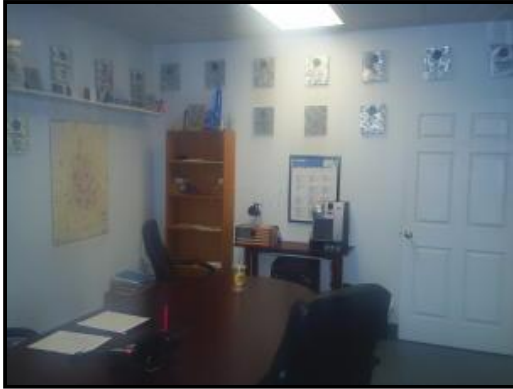
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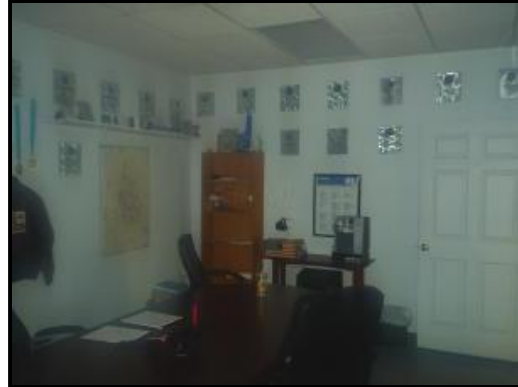
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S3010065



2976 W Broad St

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Columbus, OH 43204-2649 | Franklin County | North Market

5,695 SF Class C Office - General Bldg with 5,695 SF

For Sale at \$260,000 (\$45.65 PSF)



Single Story retail building on high traffic West Broad Street, long term tenant has been there since 2004. Offices in front of building, garage/storage in rear. Excellent parking on side and rear of building. Nice signage and visibility. 9.5% Estimated Cap Rate with current tenant.

Property Type **General Office**
Bldg Size **5,695 SF**
Status **Existing**
Year Built **1948**

Land Area **0.33 Ac.**
Zoning **-**
Sublease **No**
% Occupied **66.64%**

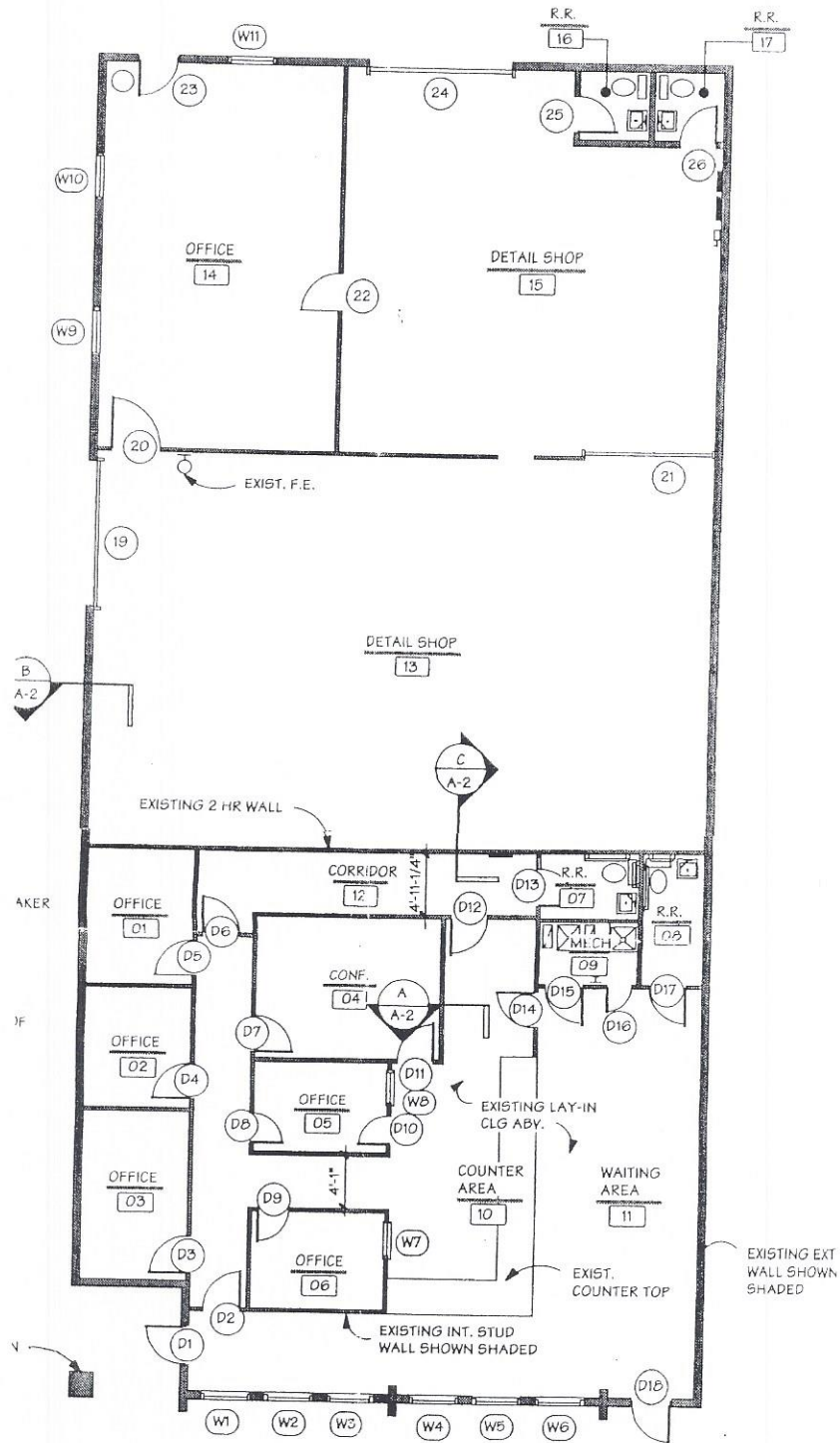
Building Class **C**
Stories **1**
Typical Floor
Parking Spaces **6**
Parking Ratio **1.05 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **5,695 SF**
Max Contig **-**
Min Divisible **-**
Rental Rate **- - -**
Sale Price **\$260,000**
Price/SF **\$45.65 /SF**

Core Factor
Elevators
Parcel # **010-065560**

Operating Exp/SF **\$3.00 /SF**
Taxes/SF **\$1.95 /SF**

Listing Company **Best Corporate Real Estate - Randy Best, CCIM (614) 559-3350x 12**



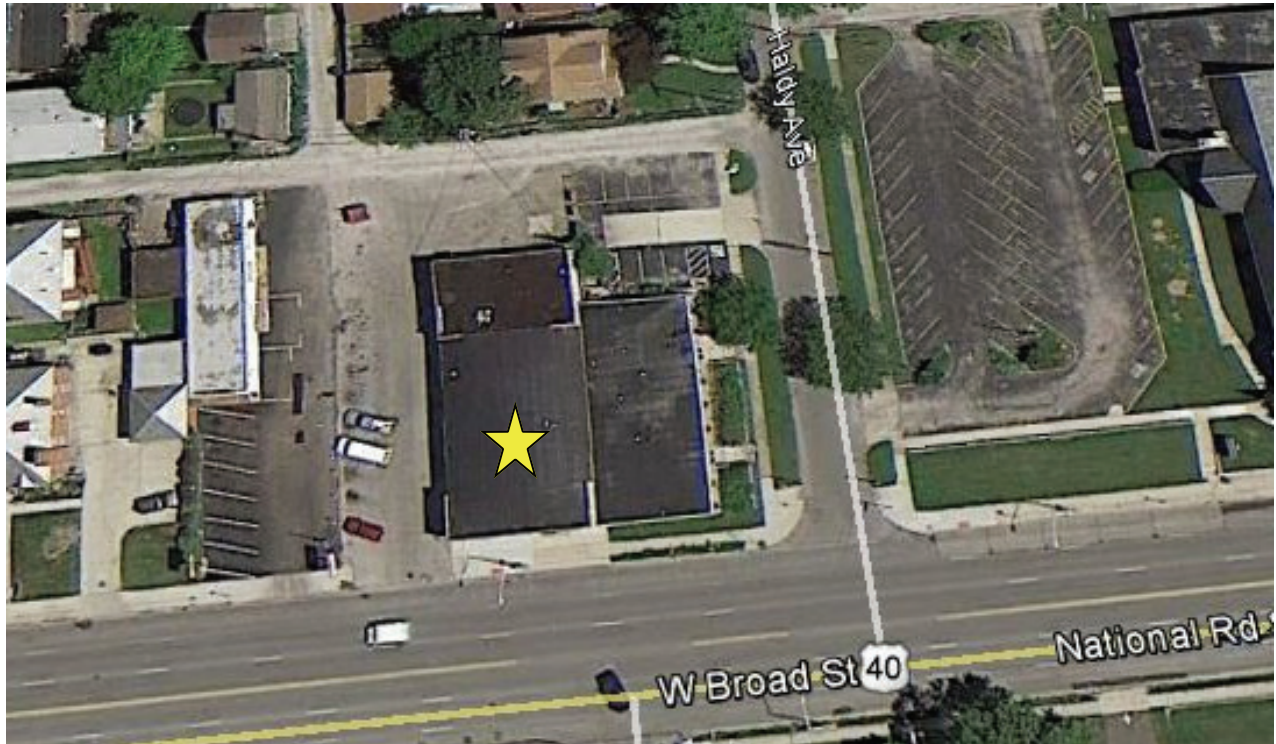
FLOOR PLAN

SCALE: 1/8" = 1'-0"

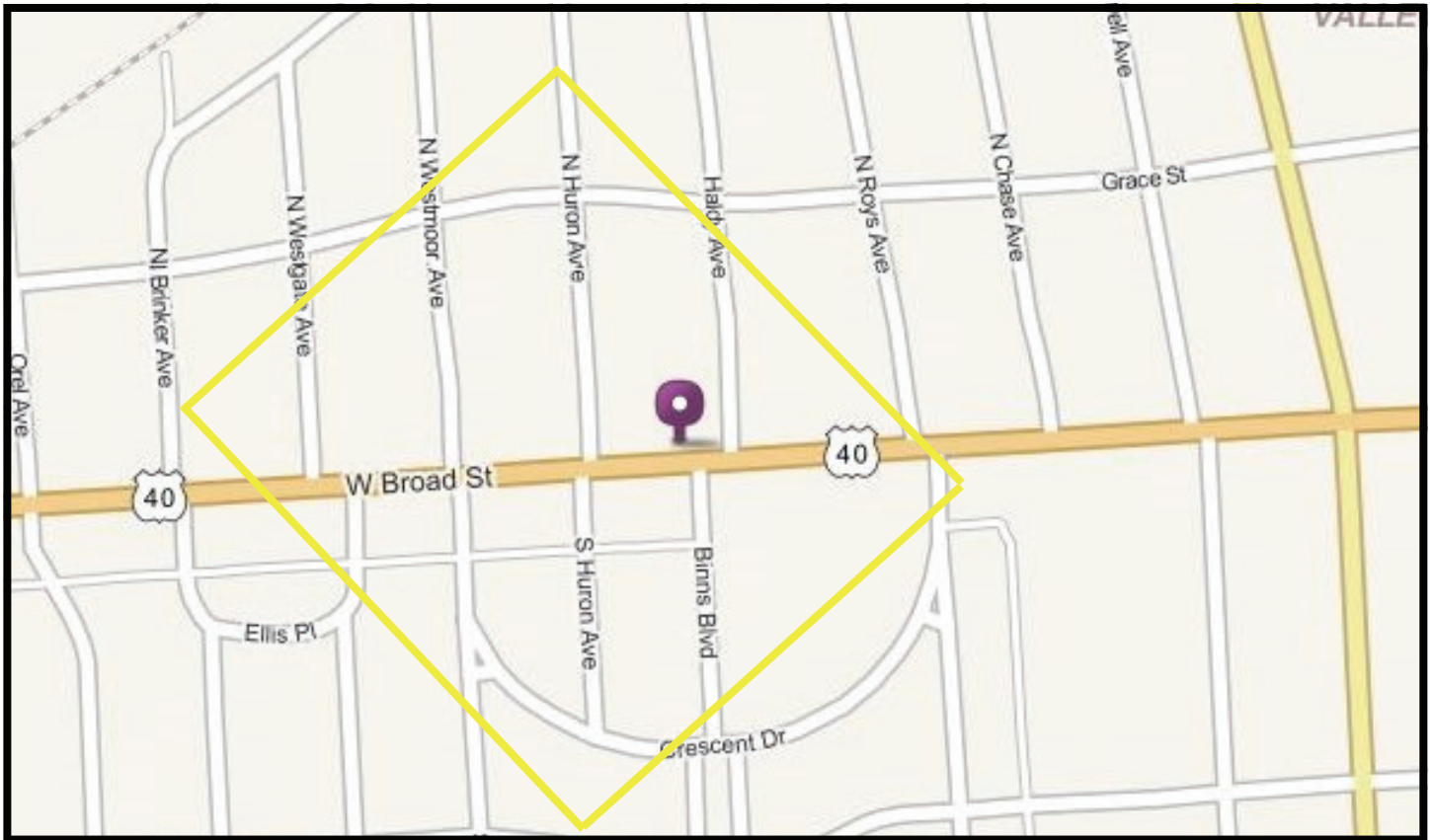


★ 2976 West Broad Street

Area Map



2976 West Broad Street, Columbus, Ohio 43204



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