



50 OLD VILLAGE ROAD, COLUMBUS, OHIO 43228

**FOR SALE: \$1,225,000
OR FOR LEASE \$12.50 PER SQ FT GROSS**



Property Features:

- Old Village Professional Building
- 20,076 Sq Ft, Two Story Brick Medical Office Building
- Offers Long Term Tenant and Many Upgrades
- Excellent Marquee Signage
- Wireless and Wired Security System
- Lots of Upgrades and Improvements
- Excellent Rental History
- Handicap Ramps on Both Levels
- Immediate Possession
- 1,933 Sq Ft available for lease



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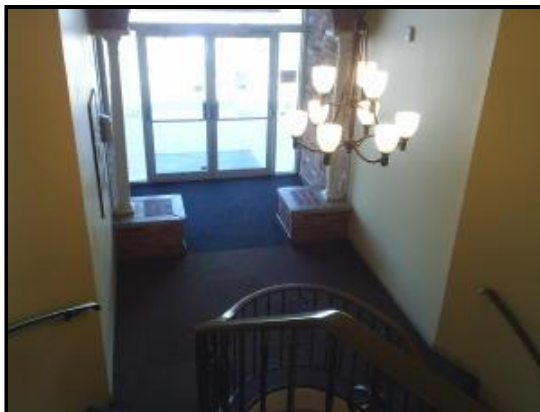
This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

Full Photo Tour

50 Old Village Road, Columbus, OH 43228

This listing is Active Listed for \$1,225,000 MLS # 215024062

S3010058**S3010059****S3010060****S3010061****S3010062****S3010002**

S3010006**S3010008****S3010010****S3010011****S3010012****S3010013****S3010014****S3010015**

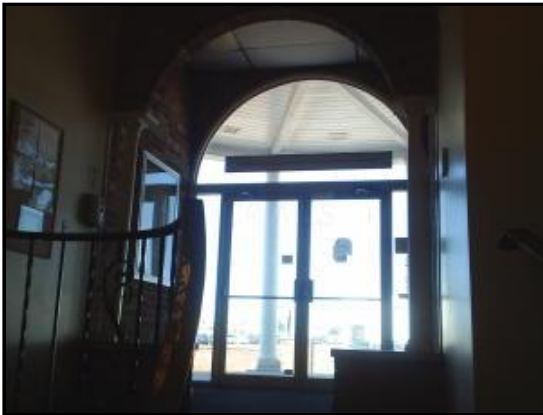
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S3010017

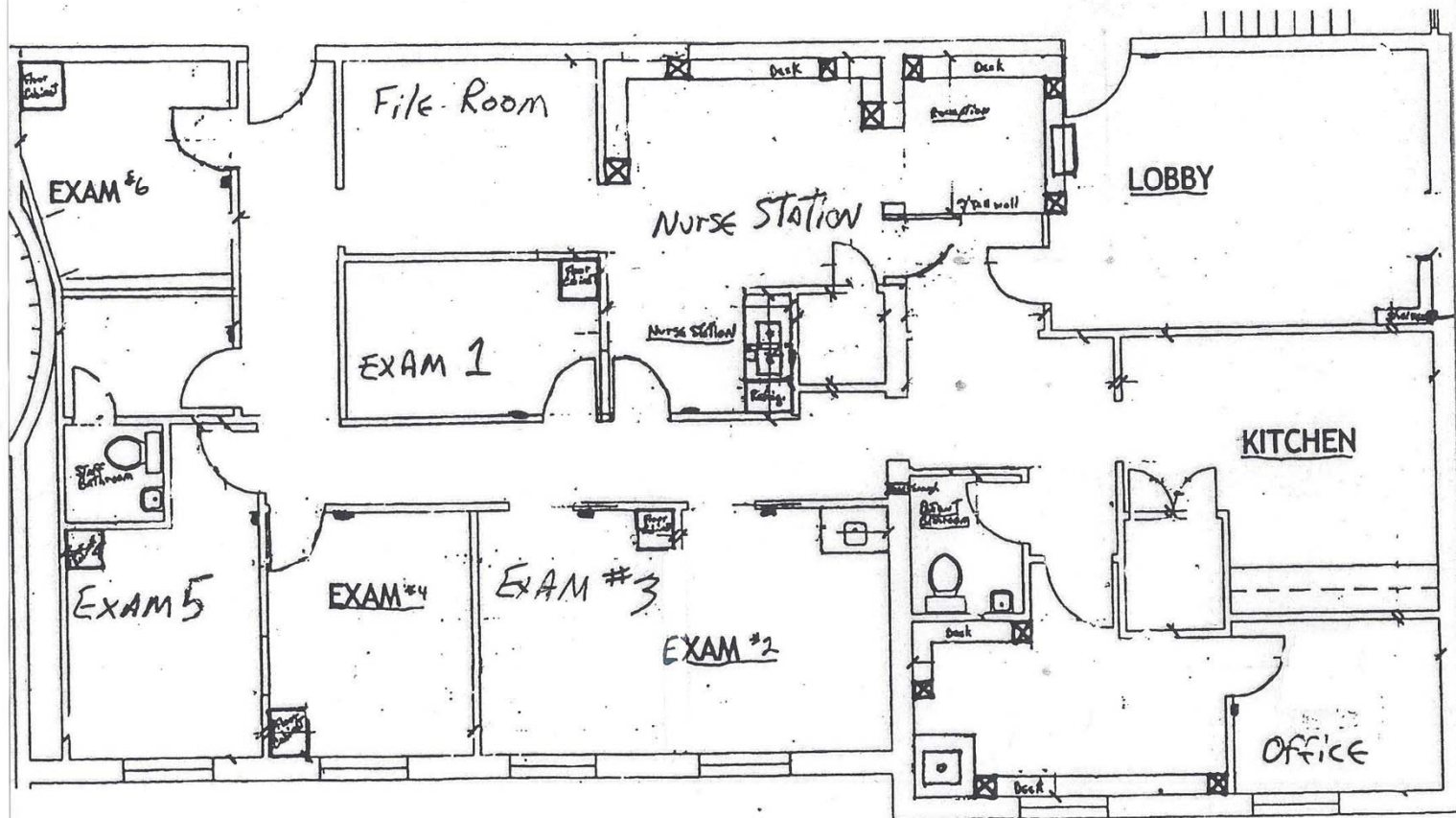


S3010018





50 Old Village Layout



50 Old Village

Rent Roll and Expirations

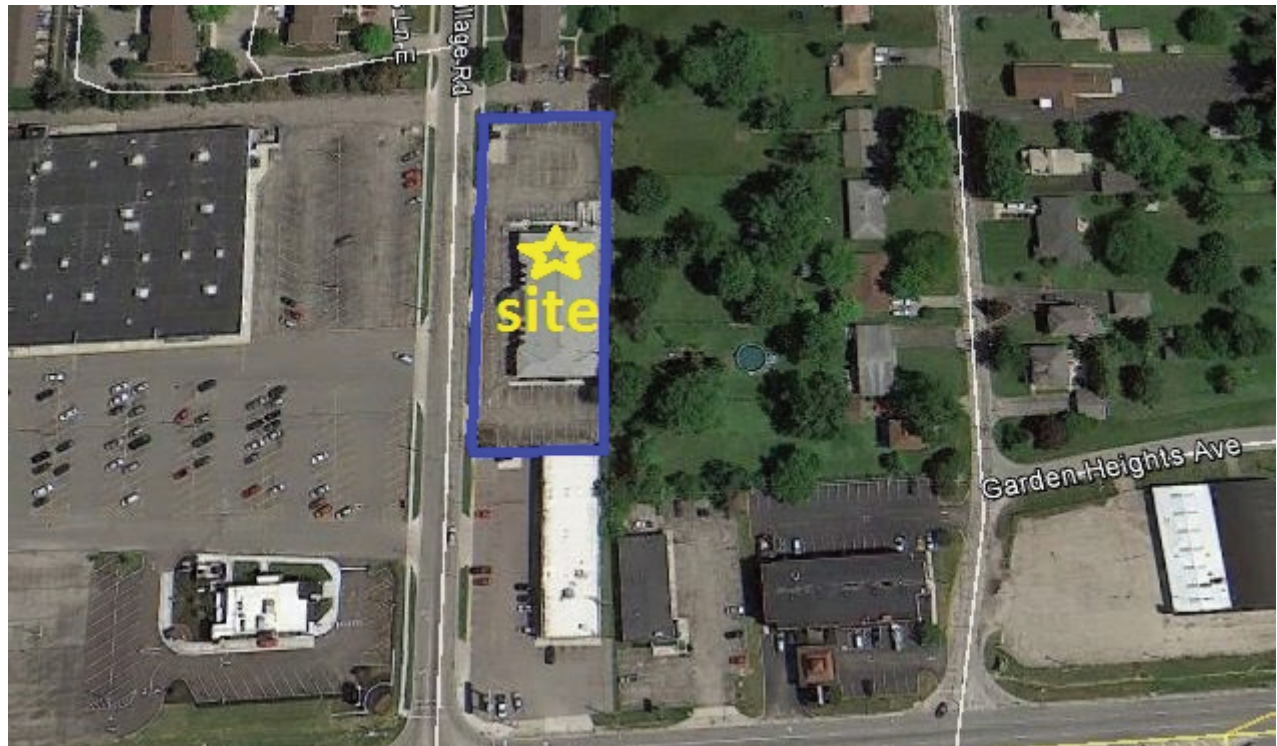
| Tenant | Suite | Expiration Date | Rent |
|----------------------------|----------------|------------------------|-------------|
| Columbus Health Profession | #109 | 08/31/18 | \$4,750.00 |
| Ohio Health Corporation | #201/#206/#208 | 08/31/20 | \$10,028.67 |
| Quest Diagnostics, Inc. | #101 | 12/31/17 | \$1,053.07 |
| Cardinal Logistics | #210 | 2/28/19 | \$1,300.00 |
| Columbus Home Health Care | #205 | 11/31/2016 | \$800.00 |
| Tan Thai, Inc | #103 | 12/31/17 | \$1,036.00 |
| H M Financial Services | #213 | 07/31/20 | \$583.50 |
| ISPROC, LTD | #104 | 11/30/16 | \$700.00 |
| United Methodist Church | #212 | 1/31/21 | \$899.50 |

Total Rent

\$21,150.74

★ 50 Old Village Road, Columbus, Ohio 43228

Area Map



50 Old Village Proforma

Rental Income: **\$267,196**

Expenses:

| | |
|---------------------------------------|---------------|
| Accounting | 458 |
| Repairs | 2,200 |
| Cleaning | 10,445 |
| Equipment | 2,436 |
| Landscaping | 1,265 |
| Waste Removal | 4,756 |
| Insurance | 4,558 |
| Maintenance & Capital Improvements | 8,056 |
| Miscellaneous | 2,367 |
| Real Estate Taxes | 30,767 |
| Security | 4,100 |
| Snow Removal | 3,200 |
| Supplies | 8,060 |
| Parking Rental | 8,580 |
| Utilities | <u>34,204</u> |

Total Expenses **\$125,452**

Net Operating Income **\$141,744**

Projected Cap Rate: **11.5%**



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Improvements

- Total wired and wireless connect security system and electronic locking doors with 16 separate security cameras**
- 2011 upgrade of T-8 lighting throughout**
- 2010 Roof replacement**
- Upgrade phone and IT cabling**
- 18 Electric meters, 18 gas meters with upgrade HVAC units and programmable thermostats**
- Motion lights in bathroom with auto flush installations**
- Handicap ramps installed for both levels**
- Total remodeled Ohio Health suite completed in 2011**
- Very well kept building with many other upgrades and improvements**
- Excellent rental history**



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