



1215 CLEVELAND AVENUE, COLUMBUS, OHIO 43201

FOR SALE: \$360,000

Property Features:

- Industrial Property
 - 7,251 sq ft
 - 2 docks
 - 1 drive-in door
 - \$3,346 yearly taxes
 - Between 5th Avenue and 11th Ave
 - Zoning is manufacturing
-



BEST CORPORATE REAL ESTATE
RANDY BEST
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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.



Nice remodeled and improved office warehouse with large overhead door and 2 dock doors, small outside storage yard and upgraded 3 phase electric. Upgrade office/kitchen and bath areas, new metal wrap throughout whole exterior of building, approximately 14' high ceilings in warehouse.

Property Type	Light Industrial	Land Area	0.11 Ac.
Bldg Size	7,500 SF	Zoning	M, H-60
Status	Existing	Sublease	No
Year Built	1940	% Occupied	100%
Clear Height	12.00 FT	Available SF	7,251 SF
Dock Doors	2	Max Contig	--
Drive-Ins	2	Min Divisible	--
Office SF	--	Rental Rate	----
Sprinkler	None	Sale Price	\$360,000
Power	--/--/--	Price/SF	\$49.65 /SF
HVAC	--	Operating Exp/SF	--
Rail	No	Taxes/SF	--
Parcel #	010-011541		

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

Full Photo Tour

1215 Cleveland Avenue, Columbus, OH 43201
This listing is Active Listed for \$360,000 MLS # 216023425

S3010045**S3010047****S3010046****S3010048****S3010044****S3010043****S3010042****S3010034**

S3010036



S3010032



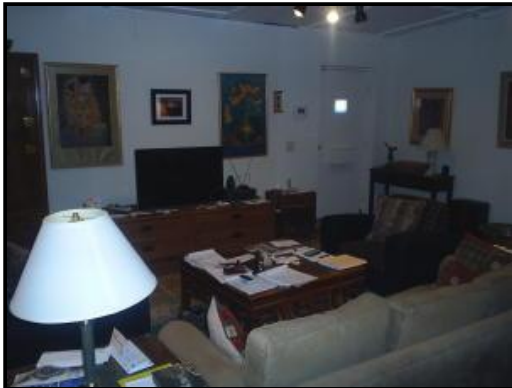
S3010037



S3010035



S3010033



S3010040



S3010041

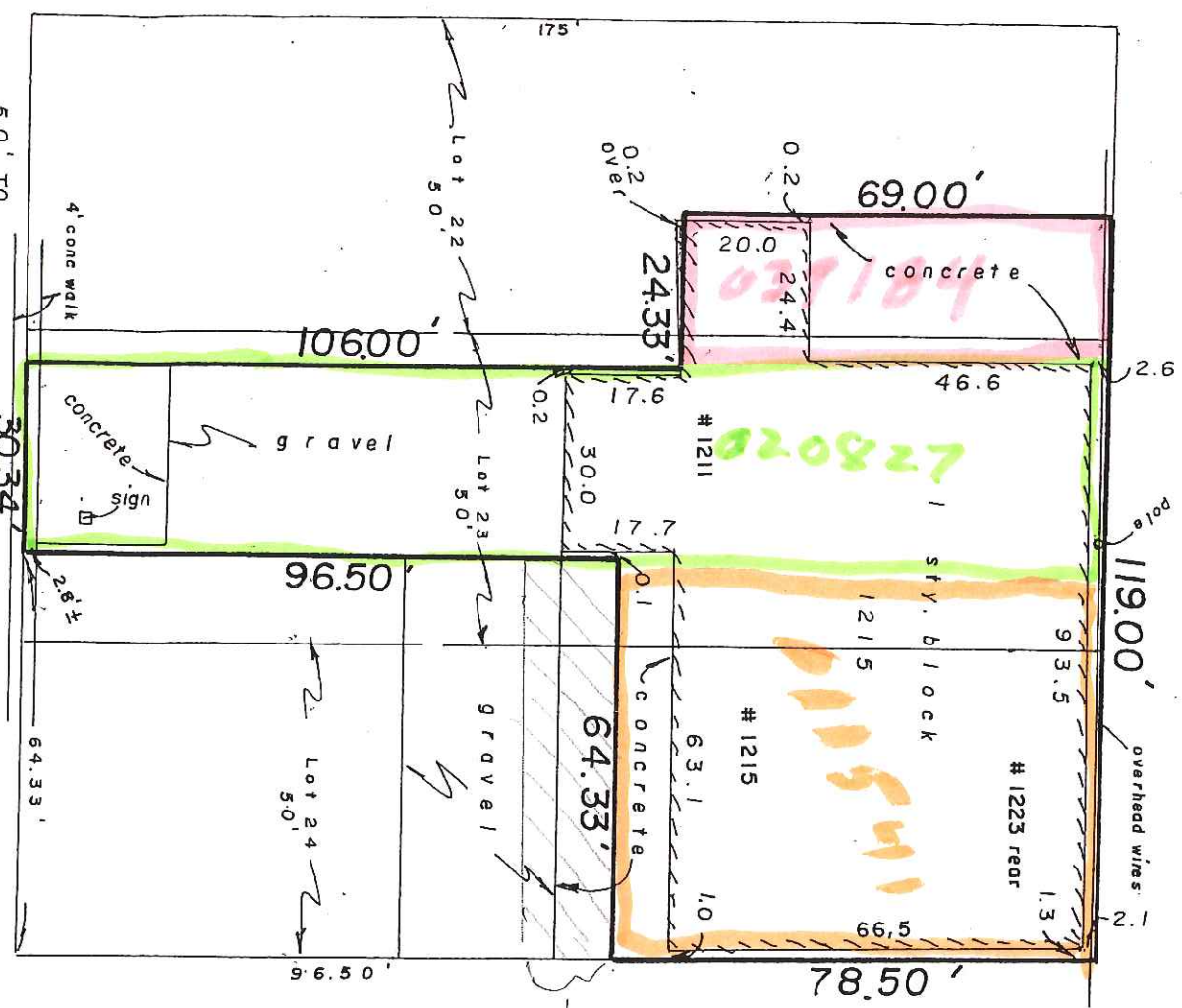
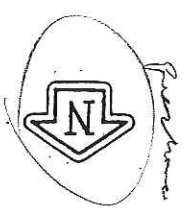
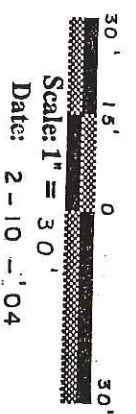


S3010038



Applicant: Fiske
 Posted Address: 1211-1215 & 1223 Rear Cleveland Ave, Columbus, Ohio
 F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. 390170 0255G
 Apparent Encroachments: 1) Concrete Over Property Line. 2) Overhead Wires Crossing Property. 3) Building Over Property Line

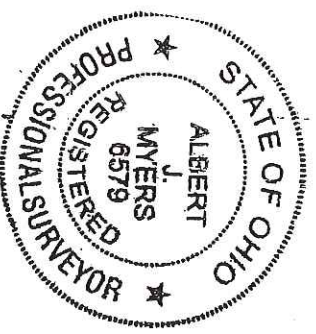
AMERICUS ALLEY 20'



FRENCH ALLEY 20'

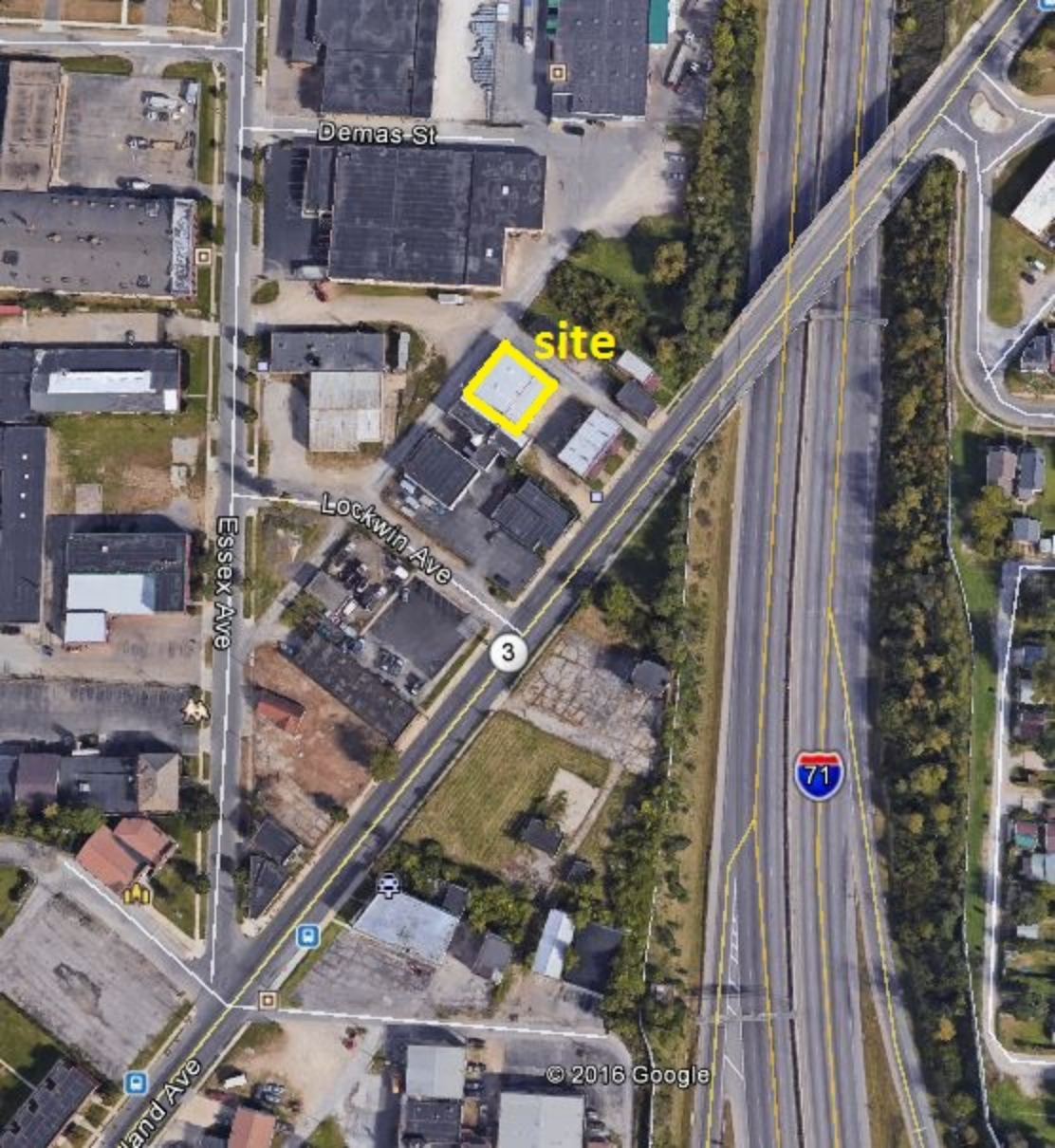
12' sidewalk
 replaced for in road
 but not in the
 lot sidewalk.
 The 3 noted parcels
 were conveyed to
 Fiske.

CLEVELAND AVE. 50'



We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.
 THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Surveying Co., Inc.
 By *Albert J. Myers*
 Professional Surveyor



Demas St

site

Lockwin Ave

3

Essex Ave

Land Ave

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