



**3586 WEST DUBLIN GRANVILLE ROAD, COLUMBUS, OHIO 43235**

**FOR SALE: \$950,000  
FOR LEASE: 12.40 NNN**

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**Property Features:**

- Great Restaurant Location
  - Located next to a shopping center
  - Free Standing Building
  - Gas Heat/3 Phase Electric
  - High Traffic Location
  - New Roof in 2013
  - NNN Charges are \$7.00 per square feet
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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

3586 W Dublin Granville Road, Columbus, OH 43235  
This listing is Active Listed for \$950,000 MLS # 216039808

S3010085



S3010072



S3010073



S3010074



S3010075



S3010076



S3010077



S3010078



**S3010081**



**S3010082**



**S3010083**





site

161

W Dublin Granville Rd

Sawmill Pt Blvd

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# 3586 W Dublin Granville Rd

Columbus, OH 43235-7986 | Franklin County | Greater Franklin County Market | Northwest Submarket

4,839 SF Retail - Restaurant Bldg with 4,839 SF Available at \$12.40 NNN

For Sale at \$950,000 (\$196.32 PSF)



Great restaurant location next to a shopping center, free standing building with high traffic, new roof in 2013.

Property Type **Restaurant**  
 Bldg Size **4,839 SF**  
 Status **Existing**  
 Year Built **1996**

Land Area **0.98 Ac.**  
 Zoning **CPD**  
 Sublease **No**  
 % Occupied **100%**

Parking Spaces **25**  
 Parking Ratio **5.16 /1000 SF**  
 Tenancy **Single-Tenant**  
 # Anchors **0**  
 Anchor SF **0**  
 # Bldgs **--**

Available SF **4,839 SF**  
 Max Contig **4,839 SF**  
 Min Divisible **4,839 SF**  
 Rental Rate **\$12.40 NNN**  
 Sale Price **\$950,000**  
 Price/SF **\$196.32 /SF**

# Floors **1**  
 Docks / Drive Ins **0/0**  
 Parcel # **590-233554-00**

Operating Exp/SF **\$7.00 /SF**  
 Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
--	4,839	4,839	4,839	\$12.40 NNN	No			

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



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