



630 NORTH HAGUE AVENUE, COLUMBUS, OHIO

FOR SALE: \$299,000



Property Features:

- Two Story Commercial Warehouse
 - Located off I-70 East and West
 - Each unit has overhead doors with separate entrances
 - Above units-finished office space
 - Kitchen, full bath and 2 offices
 - Currently rented
 - Great investment property!!!!
-

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

630 N Hague Avenue, Columbus, OH 43204

This listing is Active Listed for \$299,000 MLS # 216041336

Auditor Photo



Hague



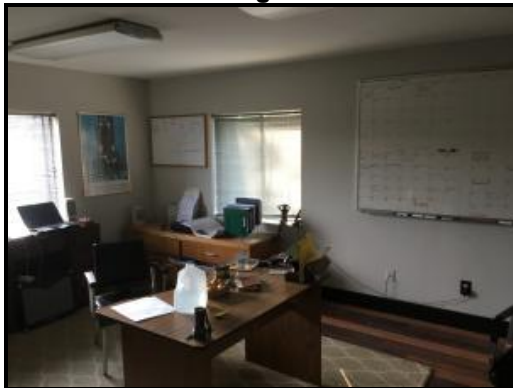
Hague



Hague



Hague



Hague





630 N Hague Ave

1

Columbus, OH 43204 | Franklin County | Northwest Market | Hilliard/West Submarket

6,705 SF Class C Office - General Bldg with 6,705 SF

For Sale at \$299,000 (\$44.59 PSF)



Two story commercial warehouse located off 70 East and West. Each unit has overhead doors with separate entrances. Above units, there is finished office space. Office space has kitchen, full bath, and 2 offices. There is front parking for 3-5 cars and side parking. Buyer or buyer's tenants may have signage in front of building. The property is currently rented.

Property Type **General Office**

Bldg Size **6,705 SF**

Status **Existing**

Year Built **1987**

Land Area **0.49 Ac.**

Zoning **M2, H-35**

Sublease **No**

% Occupied **100%**

Building Class **C**

Stories **2**

Typical Floor **2,205 /SF**

Parking Spaces

Parking Ratio **--**

Tenancy **Multi-Tenant**

Available SF **6,705 SF**

Max Contig **--**

Min Divisible **--**

Rental Rate **---**

Sale Price **\$299,000**

Price/SF **\$44.59 /SF**

Core Factor

Elevators **0**

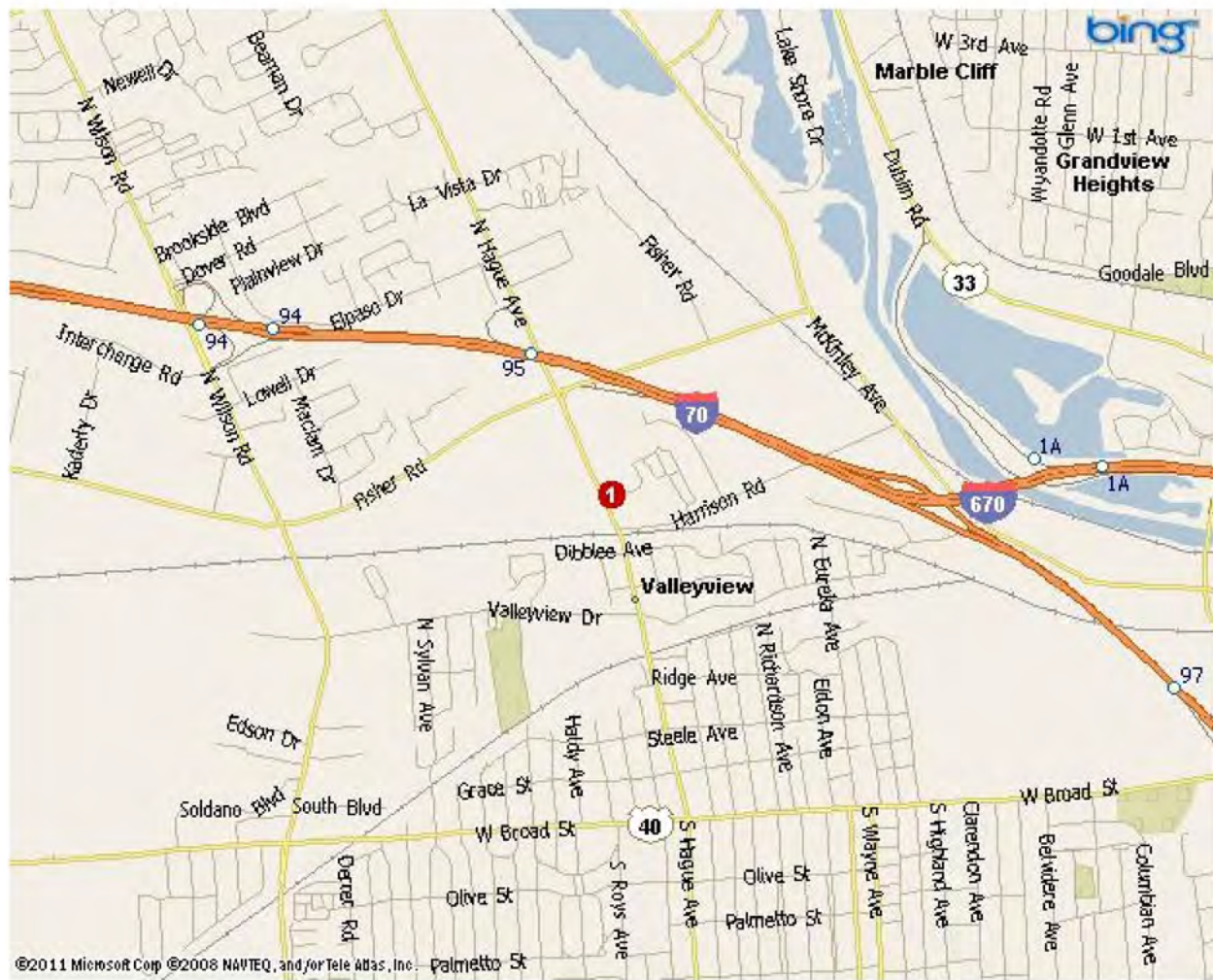
Parcel # **570-184719**

Operating Exp/SF **--**

Taxes/SF **--**

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

Property Map



Map Legend

- 1) 640 Hague Ave, Columbus, OH 43204
-

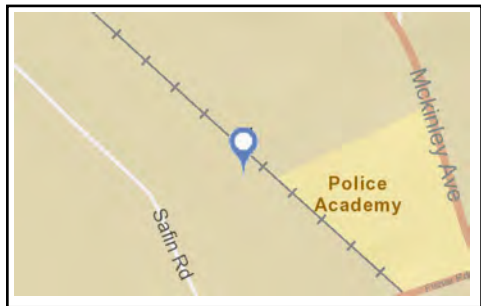
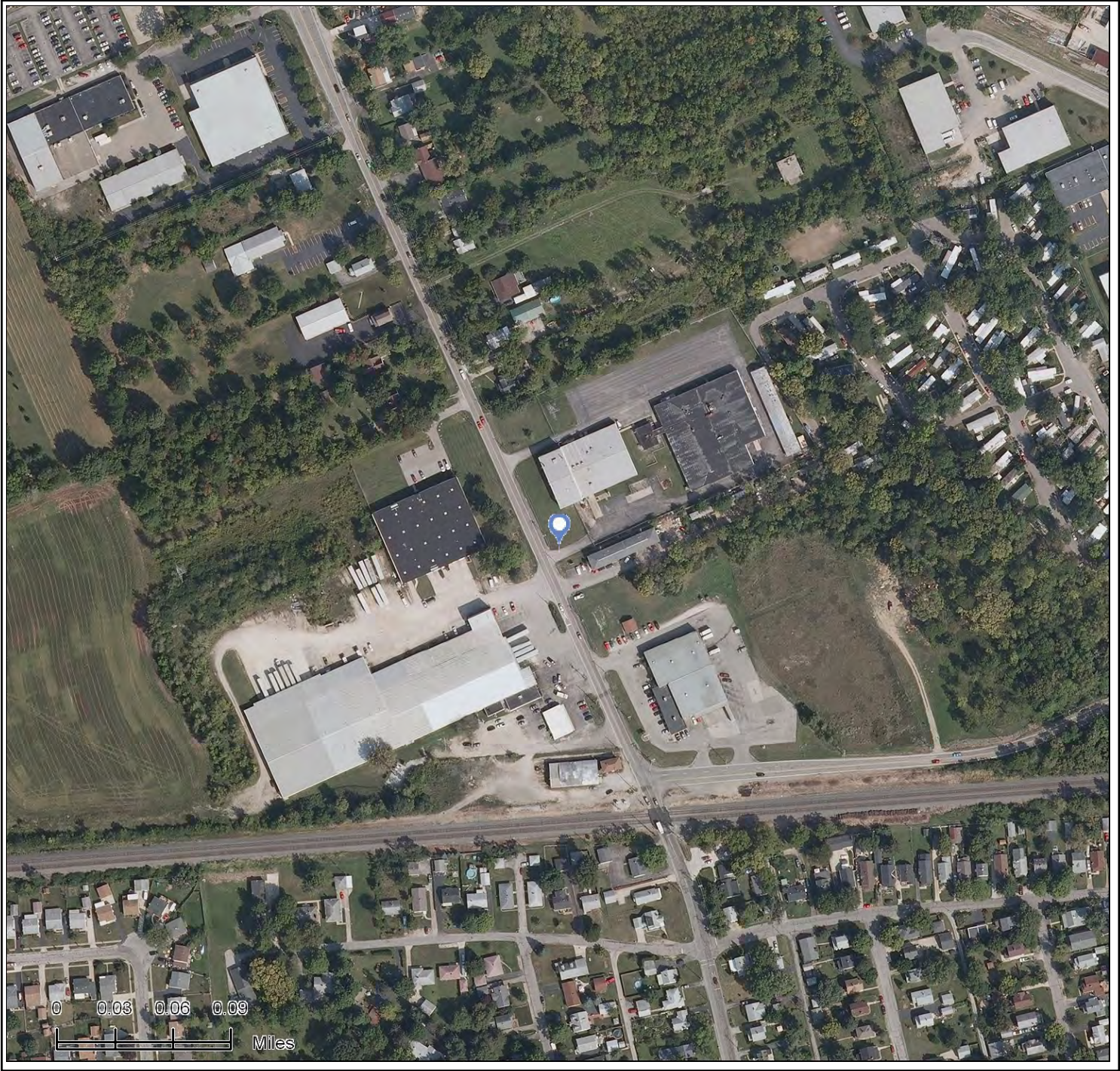


Site Map on Satellite Imagery – 0.4 Miles Wide

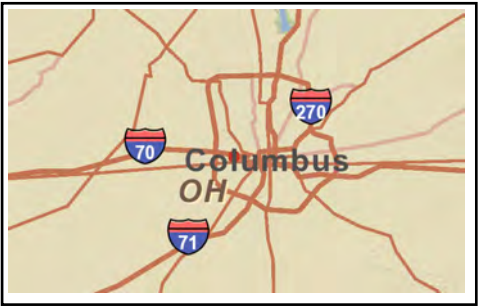
Prepared by Randy Best

640 N. Hague Ave., Columbus,...
640 N Hague Ave, Columbus, OH 43204-1421
Drive Time: 5, 10, 15 Minutes

Latitude: 39.967912
Longitude: -83.078234



Source: © i-cubed



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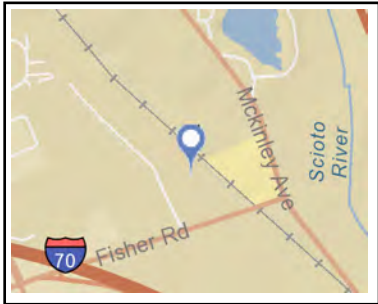


Traffic Count Map - Close Up

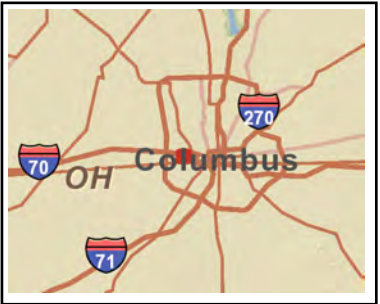
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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