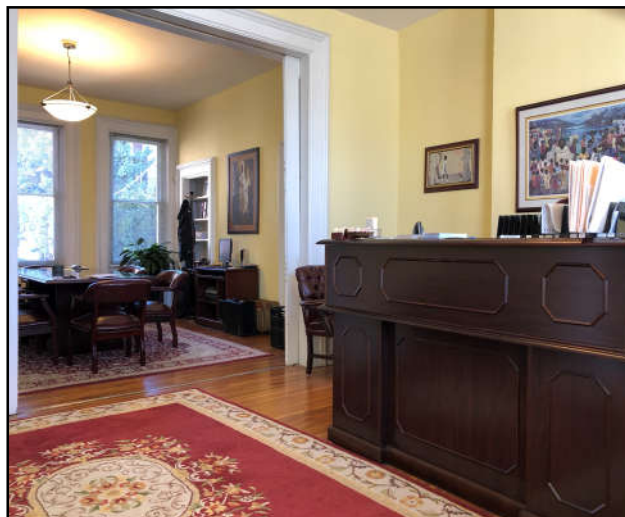


For Sale: \$397,000

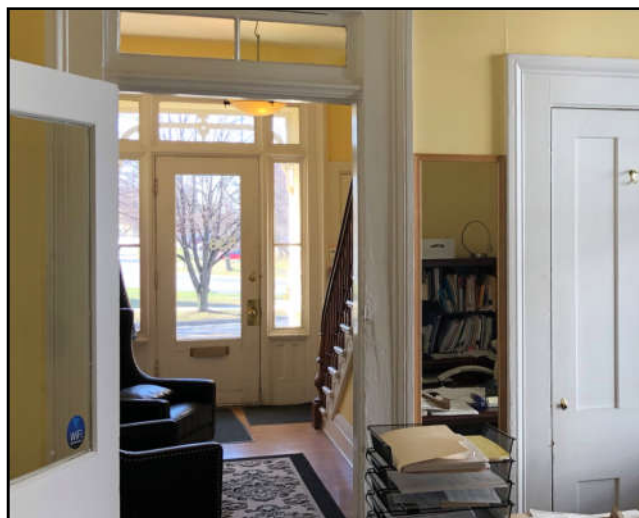
538 E Rich Street

Columbus OH 43215



PROPERTY FEATURES:

- Beautiful Brick Office Building built 1870
- Located in the Discovery District
- Fully Renovated with apx. 3416 SF
- Formal entry into grand foyer
- Building Currently Leased
- Separate HVAC System for Each Floor
- Full usable dry basement
- Excellent Signage and Plenty of Parking
- Hardwood Floors, Pocket Doors, High Ceilings and Built-in Cabinets
- 2 Bathrooms, Kitchen, Reception Area, Work Room, and Storage Rooms



BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350
FAX: 614-559-3390
EMAIL: RBEST@BESTCORPORATEREALSTATE.COM



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.

Customer Full**Office-Office**
List Number:
218008097

Status: Active
Original List Price:
\$439,000

List Price: \$397,000
Showing Start Date:
03/20/2018
VT:
Parcel #: 010-041014

Use Code:
Tax District: 010

Previous Use:
Zoning:
For Sale: Yes

For Lease: No

Exchange: No

Occupancy Rate: 100

Mortgage Balance:
Gross Income: 0

Assoc/Condo Fee:
Total Op Expenses: 0

NOI: 0

Tax Abatement:

No

Abatement End Date:

Tax Year: 2017

Tax Incentive:
Possession: subject tenant
right

Taxes (Yrly):
7,054

Addl Acceptance Cond: None
Known

Assessment:
General Information
Address: 538 E Rich Street

Between Street: Washington Ave & Lester Drive

Complex:
Dist To Intersxn:
Unit/Suite #:
City: Columbus

County: Franklin

Mult Parcels/Sch Dis:
Zip Code: 43215

Corp Limit: Columbus

Township: None

Near Interchange:
Building Information
Total Available Sqft: 3,328

Building Sqft: 3,416

of Floors Above Gr: 2

of Docks: 0

Year Built: 1900

Common Area Factor:
Minimum Sqft Avail: 3,416

Acreage: 0.23

of Elevators: 0

Drive-In Doors: 0

Year Remodeled:
Ceiling Height Ft:
Max Cont Sqft Avail: 3,328

Lot Size: 53 187

Parking Ratio:
Total Parking:
Basement: Yes

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials
Lease Rate \$/Sq Ft: 0

Expenses Paid by L:
T Reimburses L: Curr Yr Est \$/SF TRL: 0

T Contracts Directly:
Curr Yr Est \$/SF TRL: 0

Curr Yr Est \$/SF LL:
Term Desired:
Will LL Remodel:
Finish Allow/SQFT \$:
Pass Exp Over BaseYr:
Exp Stop \$:
Features
Heat Fuel:
Heat Type:
Electric:
Services Available:
Building Type:
Construction:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided
Property Description

Beautiful Brick Office Building located in the Discovery District. Approximately 3416 SF, fully renovated, beautiful exterior and interior, with hardwood floors, & pocket doors. Building is currently leased and is set-up as potentially 2-units with two-HVAC systems for each floor. Excellent signage and plenty of rear parking

Sold Info
Sold Date:
DOM: 85

SP:
Sold Non-MLS: No

SlrCns:
SlrAst:
Sold Non-MLS: No

June 11, 2018
Prepared by: Randy J Best

Information is deemed to be reliable, but is not guaranteed. © 2018 [MLS](#) and [FBS](#). Prepared by Randy J Best on Monday, June 11, 2018 4:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Full Photo Tour

538 E Rich Street, Columbus, OH 43215

This listing is Active Listed for \$397,000 MLS # 218008097

Front



Front



Interior



Interior 14



Interior



Interior



Interior



Interior



Interior

Interior



Interior



Interior



Interior



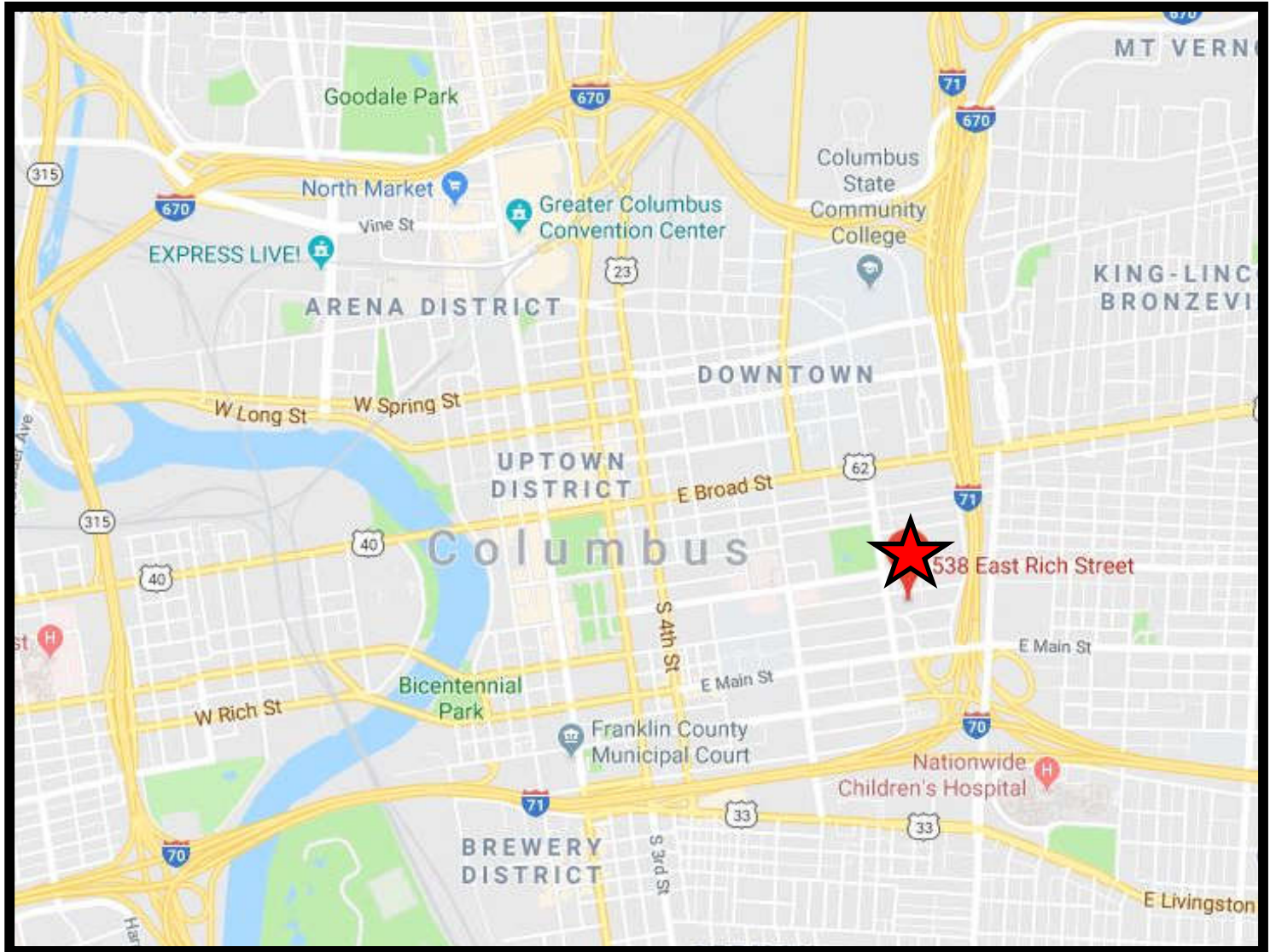
Interior



Interior



 **538 E Rich Street**
Columbus OH 43215



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For Sale:
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Columbus OH 43215



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COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

Source: Columbus Chamber of Commerce

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Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.