

For Sale: \$1,400,000

For Lease: \$11,500 per month, NNN

144 N Wall Street

Columbus OH 43215



FAMOUS WALL STREET NIGHT CLUB LOCATION!

Property Features:

- Total renovation with approx. 8600 finished Sq.Ft.
- Fantastic three level layout with mezzanine
- New bathrooms, stages, bar area and lighting
- Beautiful balcony with VIP Room
- Full set of plans available
- Auditor has property listed at 5,418 Sq.Ft., building has +/- 11,000 SF
- Triple Net charges approximately \$3.45 Sq.Ft. (\$2500/month)
- Excellent downtown location!
- Shown by appointment only

BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREAL ESTATE.COM
PHONE: 614-559-3350 EXT.12
FAX: 614-559-3390
EMAIL: RBEST@BESTCORPORATEREAL ESTATE.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**Commercial-Entertainment**

List Number: 218042353

 Status: Active
 Listing Service:
 Original List Price: \$1,400,000

 List Price: \$1,400,000
 Showing Start Date: 11/15/2018
 List Price Sqft: \$162.79
 VT:

Parcel #: 010-041921

Use Code:

Tax District: 010

Previous Use: night club

Zoning:

For Sale: Yes

For Lease: Yes

Exchange: No

Occupancy Rate:

Mortgage Balance:

Gross Income: 0

Assoc/Condo Fee:

Total Op Expenses: 0

Addl Acc Cond: None Known

NOI: 0

Tax Abatement: No

Abatement End Date:

Tax Incentive:

Taxes (Yrly): 15,622

Tax Year: 2017

Possession: immediate

Assessment:

General Information
 Address: 144 N Wall Street
 Between Street: Spring & Long
 Complex:
 Dist To Interchange:

 Unit/Suite #:
 City: Columbus
 County: Franklin
 Mult Parcels/Sch Dis:

 Zip Code: 43215
 Corp Limit: Columbus
 Township: None
 Near Interchange:

Tax District: 010

Building Information
 Total SqFt Available: 8,600
 Bldg Sq Ft: 11,000
 # Floors AboveGround: 3
 # of Docks: 0
 Year Built: 1901
 Traffic CountPerDay:

 Minimum Sqft Avail: 5,418
 Acreage: 0.12
 # Units:
 # Drive-In Doors: 0
 Year Remodeled:
 Ceiling Height Ft:

 Max Cont Sqft Avail: 11,000
 Lot Size:
 Parking Ratio/1000:
 Total Parking:
 Bay Size:

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

Financials
 Lease Rate \$/Sq Ft: 16
 Expenses Paid by L:
 T Reimburses L: Curr Yr Est \$/SF TRL: 3.45
 T Contracts Directly:
 Curr Yr Est \$/SF TRL: 3.45
 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:
 Construction:
 Sprinkler:
 Mult Use:
 New Financing:

 Electric:
 Misc Int & Ext Info:

MLS Primary PhotoSrc: Realtor Provided

Property Description

Famous Wall Street night club location for sale or lease. Totally renovated location with approx. 11,000 +/- SF, finished SF +/- 8600 SF. Auditor has listed at 5418 SF. Fantastic 3 level layout with complete renovations: new bathrooms, stages, bar area, lighting, stunning balcony areas with VIP Room. Full set of plans available. Lease rate is \$11,500 per month NNN.

Sold Info
 Sold Date: DOM: 29 SP:
 Sold Non-MLS: No
 SlrCns: SlrAst:

 Sold Non-MLS: No
 December 13, 2018

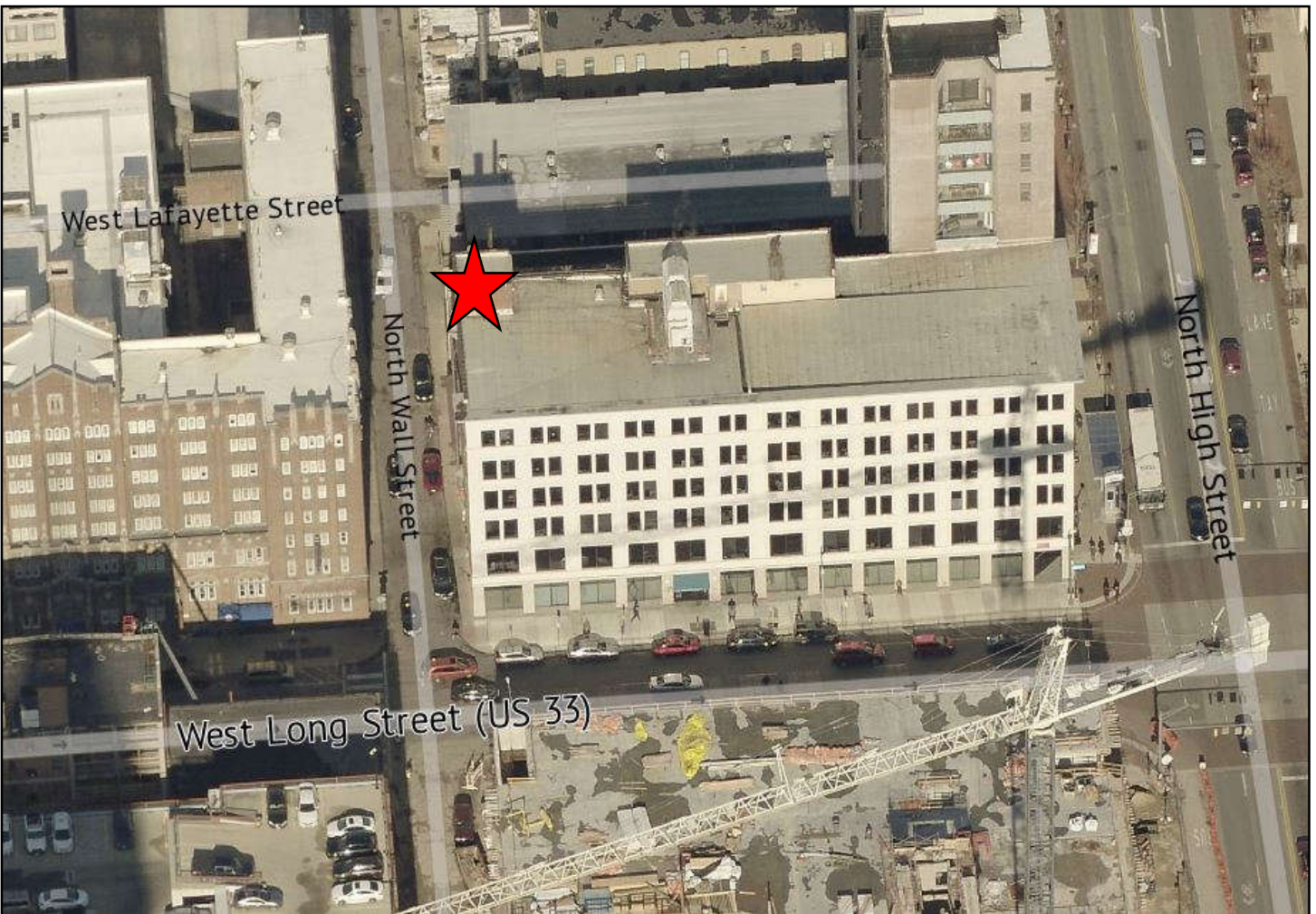
Prepared by: Randy J Best

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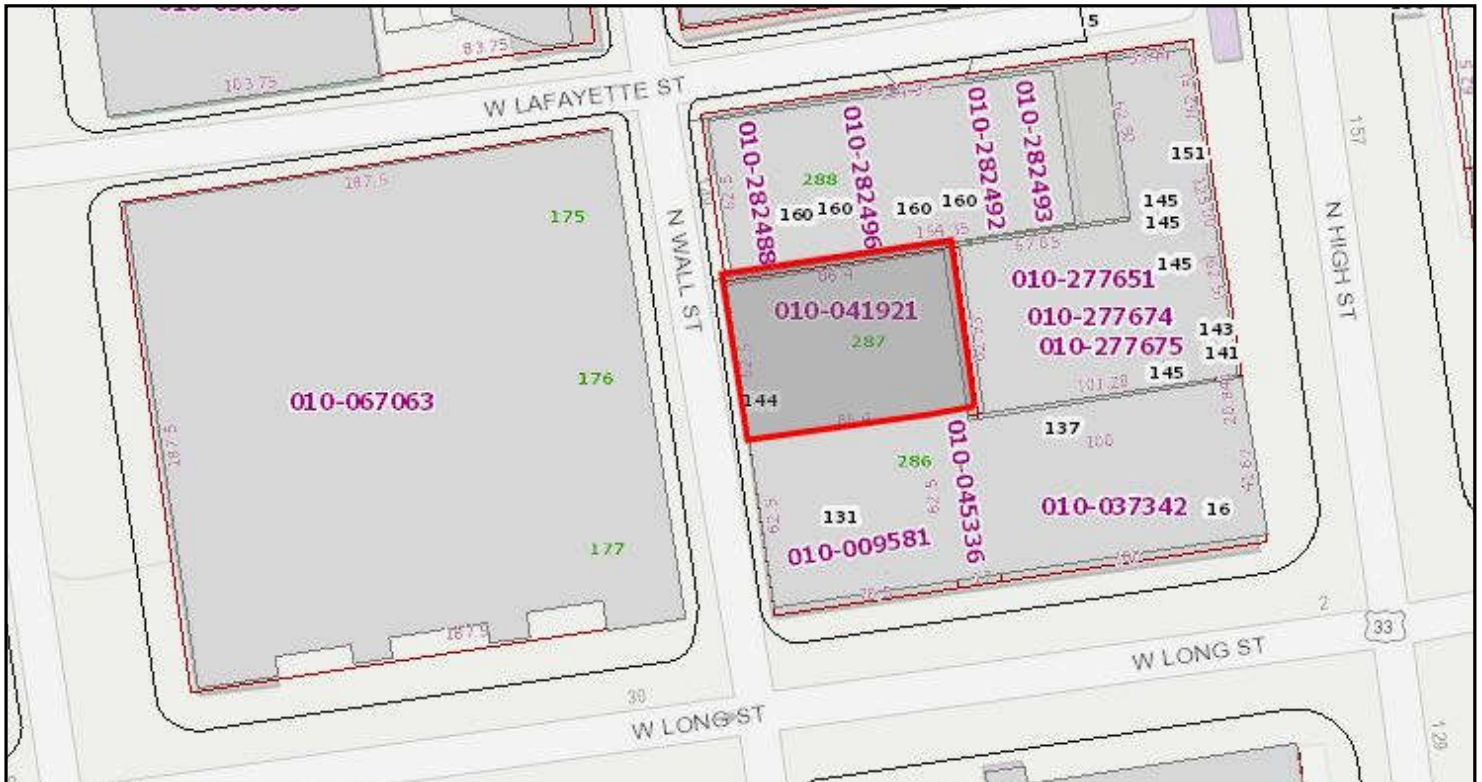
For Sale or Lease
144 N Wall Street
Columbus OH 43215



Fantastic renovation including new bathrooms, stages, bar area and lighting!



For Sale or Lease:
144 N Wall Street
Columbus OH 43215



Address: 144 N Wall St
City/State/Zip: Columbus OH 43215

Market: Franklin County
Parcel # 010-041921

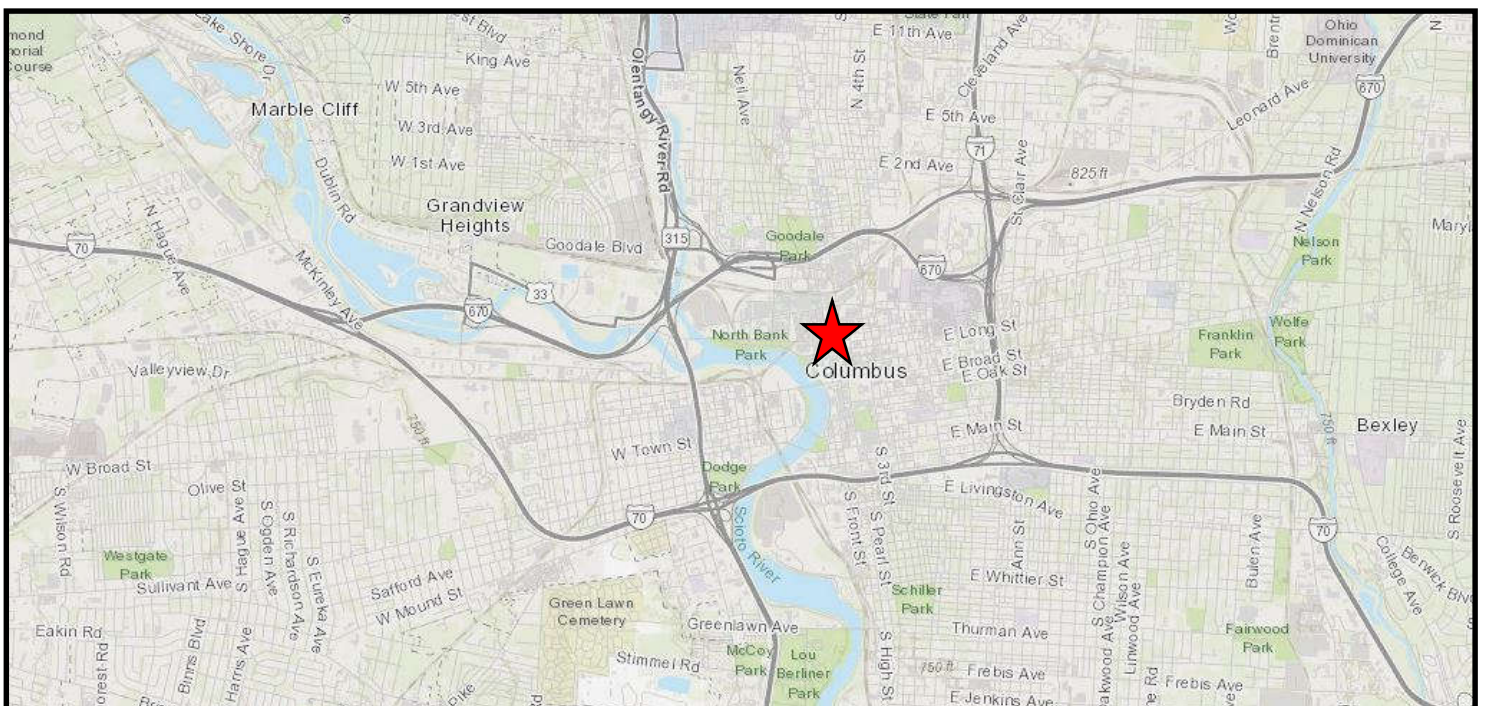
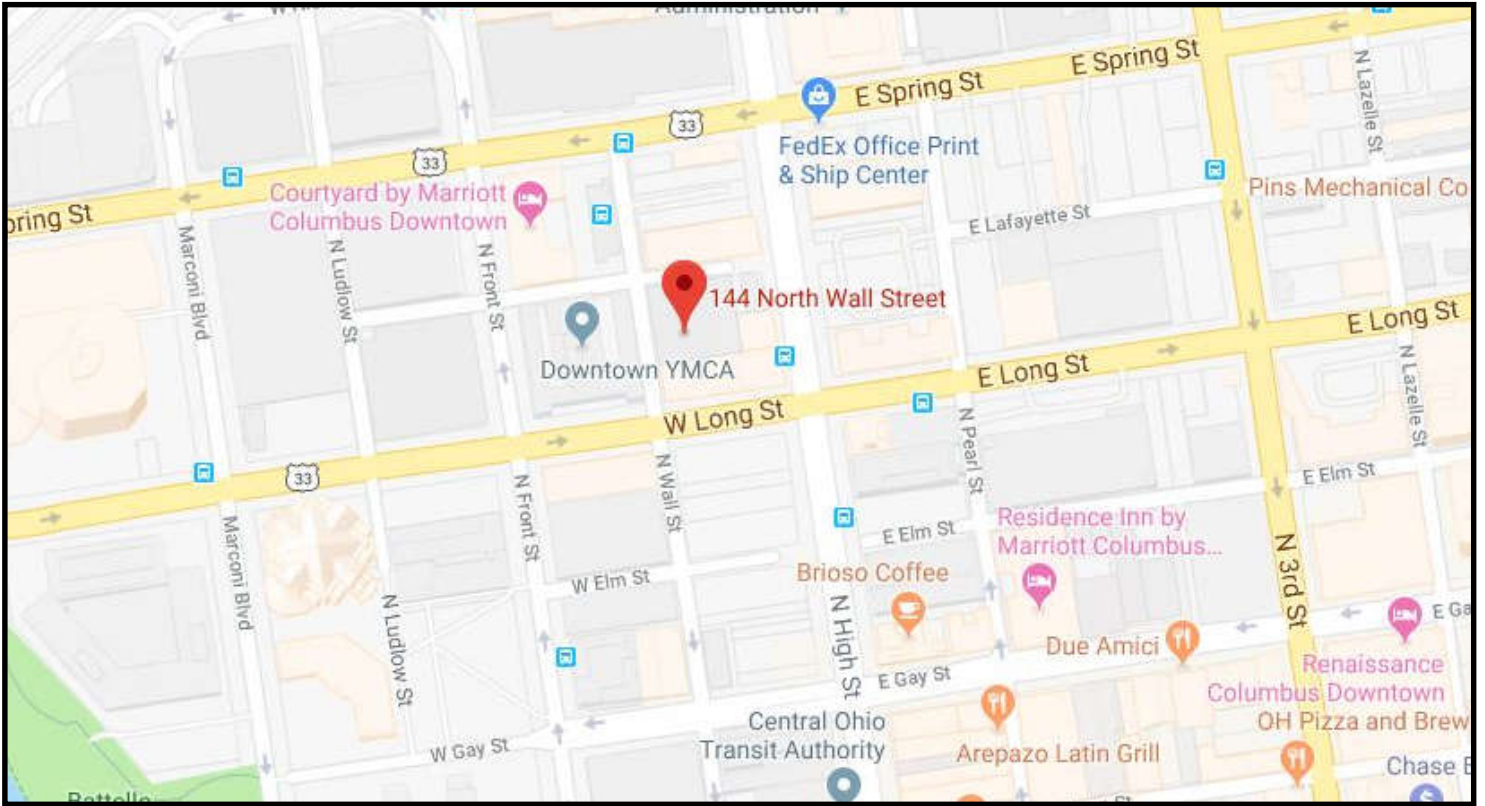
Cross Streets: E Spring Street & W. Long Street
Building Type: General Retail
Operating Expense Approx: \$3.45 SF

Year Built: 1901
Land Area: 0.12 Acre

Available SF: +/- 8600
Bldg. Size: +/- 11,000

Rental Rate: \$16.00 NNN
Sale Price: \$1,400,000
Yearly Taxes: \$15,622

For Sale or Lease
144 N Wall Street
Columbus OH 43215



Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
 614-235-8677 FAX:614-235-4559

A Mortgage Location Survey prepared for and certified to:

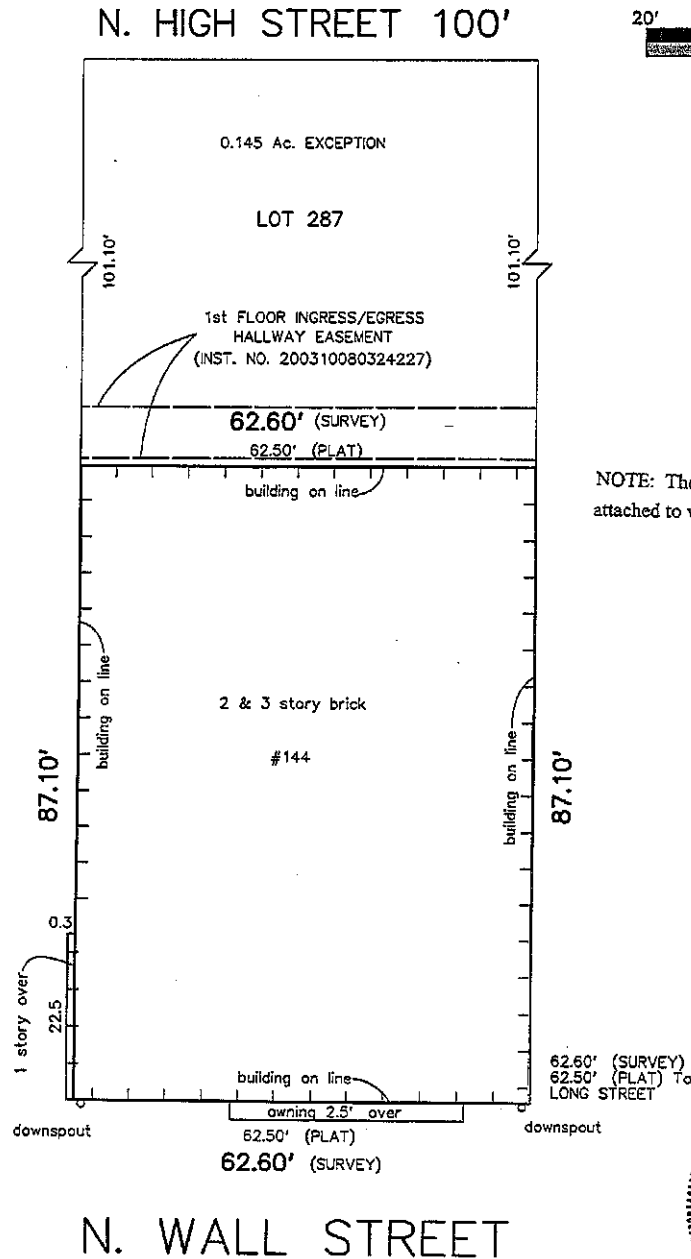
The Robert Weiler Company and/or Cardinal Title Company

Legal Description: Situated in The State of Ohio, County of Franklin, City of Columbus Being Part of Lot 287, City of Columbus, Deed Book "F", Page 332 (Re-recorded in Plat Book 3, Page 248 & Plat Book 14, Page 27)

Applicant: Bahrami

Posted Address: 144 N Wall St., Columbus, Ohio

Apparent Encroachments: 1) Brick Wall Over Property Line.



20' 10' 0' 20'
 Scale 1" = 20'
 Date: 09/20/2016



NOTE: There are two flood lights attached to west side of building.



Myers Surveying Co., Inc.

By *Joseph P. Myers*

Professional Surveyor

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.

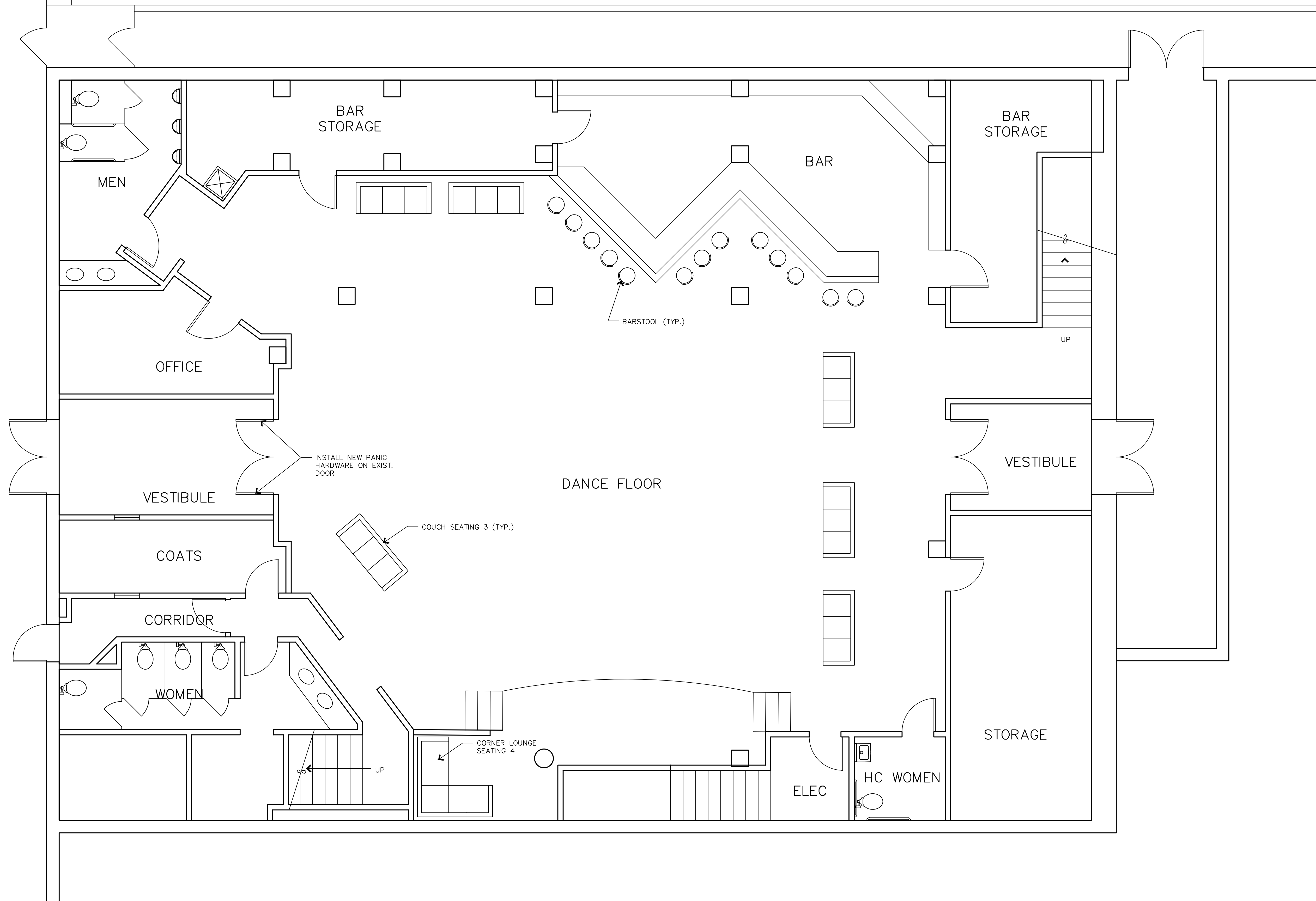
THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Order No. - 6-09/19/2016

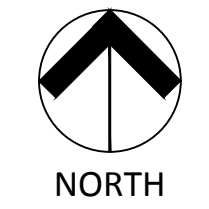


201609196

Rec.	Field	DWG	Ltr.	Ck.
CA	CA	DJU	DJU	



FIRST FLOOR FURNITURE PLAN
 SCALE: 1/4"=1'-0"



M Engineers Architects
 5900 Sharon Woods Boulevard Columbus, Ohio 43229
 Phone: (614) 899-6307 Fax: (614) 899-7503

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Tryst Nightclub
 Interior Improvements
 144 Wall Street
 Columbus, Ohio 43215

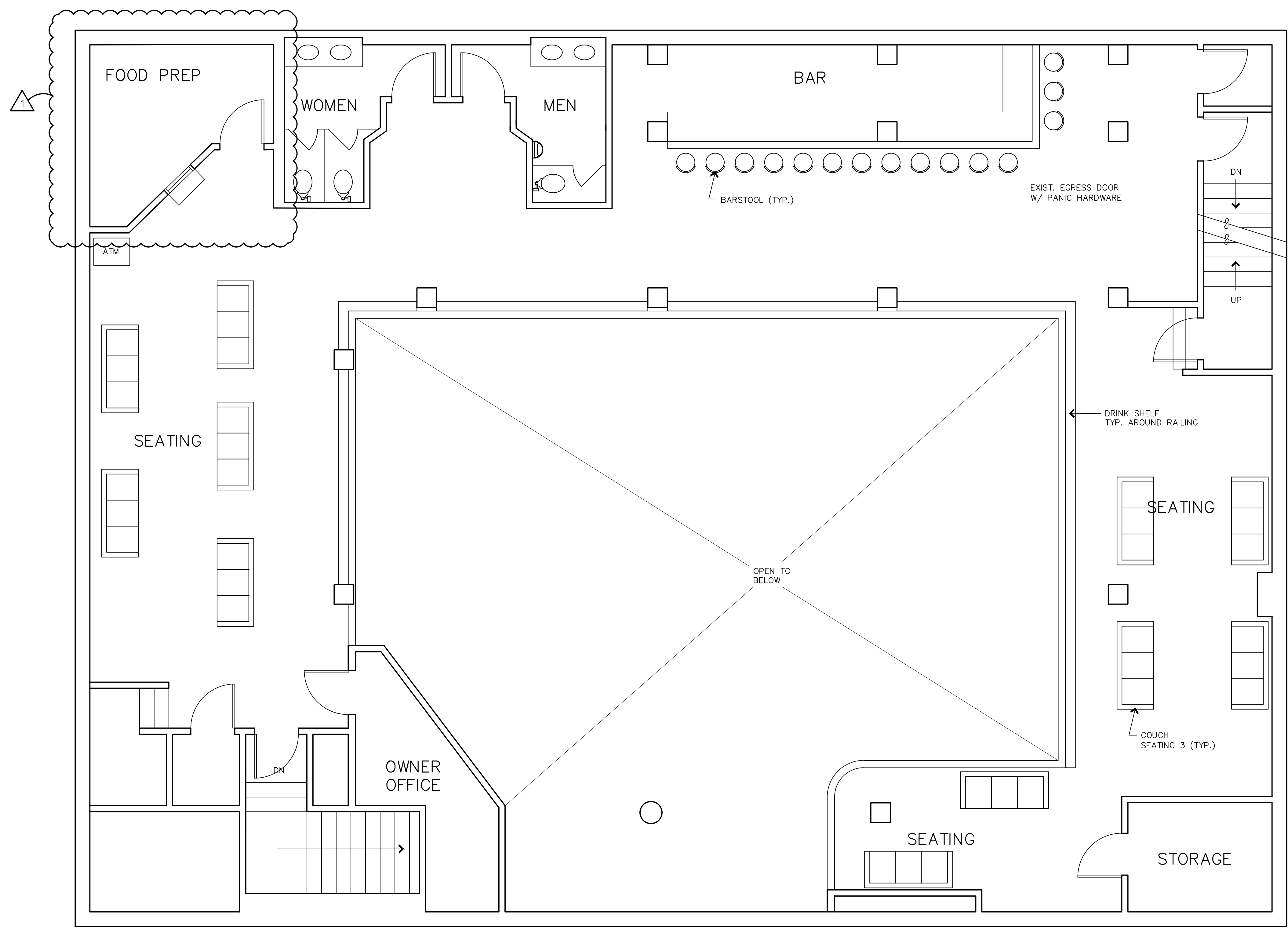
FIRST FLOOR
FURNITURE PLAN



Drawn : GAD
 Checked : AJO
 Date : 7-6-2017
 Scale : AS_NOTED
 Project : 17738
 Cadd File :

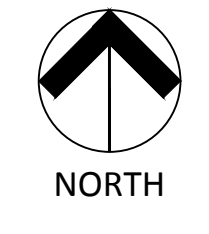
2 08/19/18
 1 07/06/18

Sheet No.
A5



SECOND FLOOR FURNITURE PLAN

SCALE: 1/4"=1'-0"



06/19/18
07/06/18

M
Engineers
Architects
 5900 Shaun Woods Boulevard Columbus, Ohio 43229
 Phone: (614) 899-6707 Fax: (614) 899-7503

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Tryst Nightclub
Interior Improvements
 144 Wall Street
 Columbus, Ohio 43215

SECOND FLOOR
FURNITURE PLAN



Drawn : GAD
 Checked : AJO
 Date : 7-6-2017
 Scale : AS_NOTED
 Project : 17738
 Cadd File :

Sheet No.
A6

Demographic Summary Report

Wall Street Building 144 N Wall St, Columbus, OH 43215

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Bar** % Leased: **100%**
 GLA: **11,000 SF** Rent/SF/Yr: **-**
 Year Built: **1901**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	12,467		160,656		375,776	
2018 Estimate	11,577		151,795		355,222	
2010 Census	9,340		135,595		321,345	
Growth 2018 - 2023	7.69%		5.84%		5.79%	
Growth 2010 - 2018	23.95%		11.95%		10.54%	
2018 Population by Hispanic Origin	451		5,617		15,783	
2018 Population	11,577		151,795		355,222	
White	7,932	68.52%	90,782	59.81%	220,562	62.09%
Black	2,723	23.52%	49,209	32.42%	107,379	30.23%
Am. Indian & Alaskan	38	0.33%	561	0.37%	1,420	0.40%
Asian	491	4.24%	6,251	4.12%	13,954	3.93%
Hawaiian & Pacific Island	2	0.02%	151	0.10%	222	0.06%
Other	390	3.37%	4,841	3.19%	11,685	3.29%
U.S. Armed Forces	4		59		131	
Households						
2023 Projection	7,946		67,881		155,998	
2018 Estimate	7,343		63,909		147,315	
2010 Census	5,709		56,830		133,610	
Growth 2018 - 2023	8.21%		6.22%		5.89%	
Growth 2010 - 2018	28.62%		12.46%		10.26%	
Owner Occupied	1,598	21.76%	18,816	29.44%	62,189	42.21%
Renter Occupied	5,745	78.24%	45,093	70.56%	85,126	57.79%
2018 Households by HH Income	7,342		63,910		147,314	
Income: <\$25,000	2,079	28.32%	23,224	36.34%	47,044	31.93%
Income: \$25,000 - \$50,000	1,190	16.21%	14,594	22.84%	36,051	24.47%
Income: \$50,000 - \$75,000	1,113	15.16%	10,044	15.72%	25,211	17.11%
Income: \$75,000 - \$100,000	801	10.91%	5,541	8.67%	13,231	8.98%
Income: \$100,000 - \$125,000	492	6.70%	3,791	5.93%	9,310	6.32%
Income: \$125,000 - \$150,000	383	5.22%	1,763	2.76%	4,517	3.07%
Income: \$150,000 - \$200,000	530	7.22%	2,378	3.72%	5,161	3.50%
Income: \$200,000+	754	10.27%	2,575	4.03%	6,789	4.61%
2018 Avg Household Income	\$87,109		\$59,379		\$63,147	
2018 Med Household Income	\$56,744		\$38,576		\$42,519	

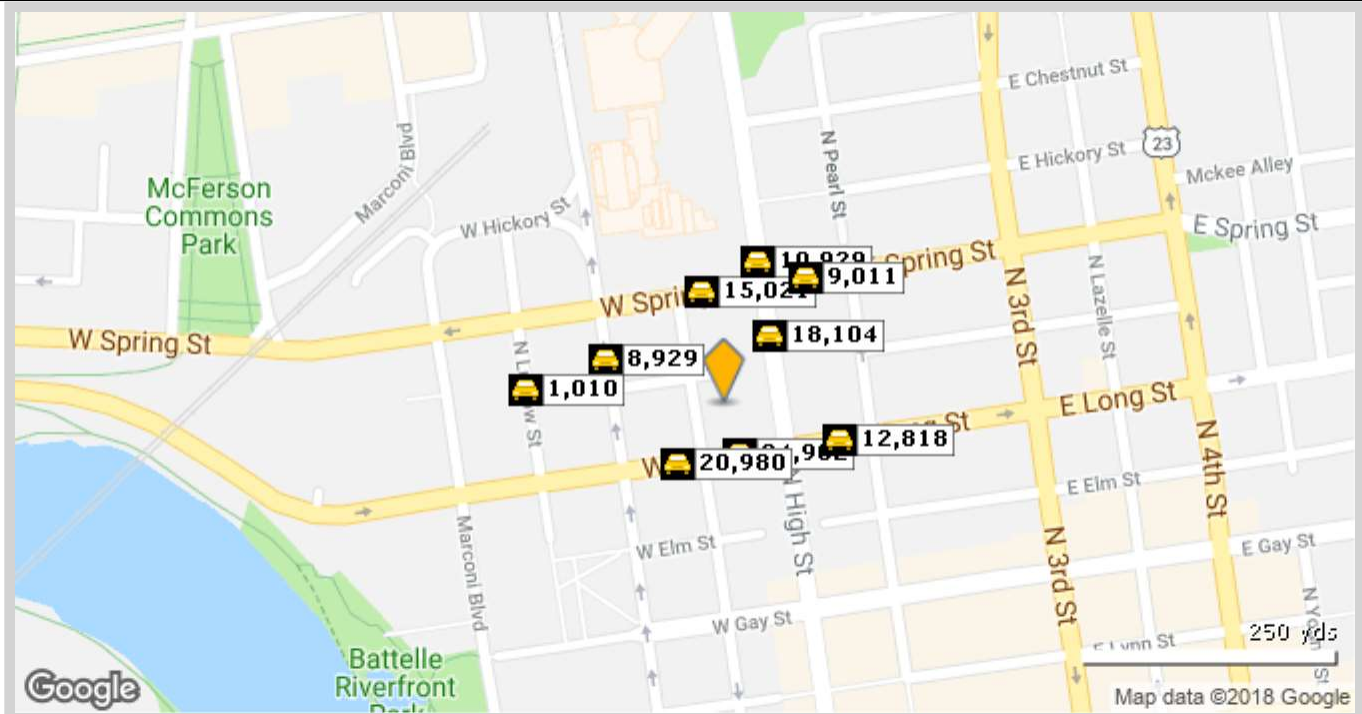


Traffic Count Report

Wall Street Building

144 N Wall St, Columbus, OH 43215

Building Type: **General Retail**
 Secondary: **Bar**
 GLA: **11,000 SF**
 Year Built: **1901**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Long St	N Wall St	0.02 W	2011	24,902	AADT	.03
2 W Long St	N Wall St	0.01 E	2017	20,980	MPSI	.04
3 N High St	E Spring St	0.03 N	2017	10,818	MPSI	.05
4 N High St	W Spring St	0.03 N	2015	18,104	MPSI	.05
5 W Spring St	N Wall St	0.01 W	2017	15,021	MPSI	.07
6 E Long St	N Pearl St	0.02 E	2017	12,818	MPSI	.07
7 N Front St	W Lafayette St	0.02 S	2017	8,929	MPSI	.07
8 N High St	E Spring St	0.01 S	2017	10,929	MPSI	.08
9 E Spring St	N Pearl St	0.02 E	2017	9,011	MPSI	.09
10 N Ludlow St	W Lafayette St	0.01 S	2017	1,010	MPSI	.11



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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