

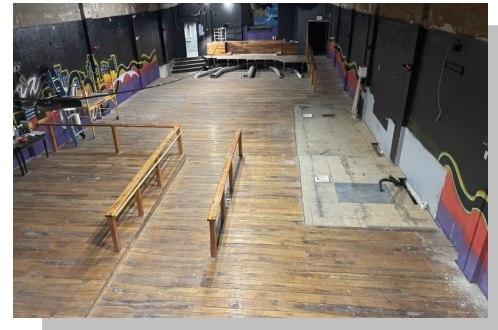
**FOR SALE**



**\$ 425,000**

**1570 S High St, Columbus, OH 43207**

- Commercial building for sale with 5,973 +/- SF
- Previously a night club with large front stage area
- Completely remodeled in 2016 with hard wood floors
- Between Welch Ave and Morrill Ave
- Kitchen in back with eating area & 2 bathrooms
- Foyer also has 2 bathrooms
- Private offices and conference room upstairs



**Click Here for Video**

BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM, SIOR  
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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.

**Customer Full****Commercial-Multiple Use**

List Number: 221029906

 Status: Active  
 Listing Service:  
 Original List Price: \$425,000

 List Price: \$425,000  
 List Price Sqft: \$71.15  
 VT:

Parcel #: 010-030009

Use Code: 434 - SUPPER CLUB/NIGHT CLUB

Tax District: 010

Previous Use:

Zoning:

For Sale: Yes

For Lease: No

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): 6,163

Tax Year: 2020

Possession: immediate

Assessment:

**General Information**

Address: 1570 S High Street

Between Street: Welch Avenue &amp; Morrill Avenue

Complex:

Dist To Interchange:

**Building Information**

Total SqFt Available: 5,973

Bldg Sq Ft: 5,973

# Floors Above Ground: 2

# of Docks: 0

Year Built: 1923

Traffic Count Per Day:

Unit/Suite #:

City: Columbus

County: Franklin

Mult Parcels/Sch Dis:

Zip Code: 43207

Corp Limit: Columbus

Township: None

Near Interchange:

Tax District: 010

 Minimum Sqft Avail: 5,973  
 Acreage: 0.18  
 # Units:  
 # Drive-In Doors: 0  
 Year Remodeled:  
 Ceiling Height Ft:

 Max Cont Sqft Avail: 5,973  
 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: 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:

Construction:

Sprinkler:

Mult Use:

New Financing:

Sewer:

Electric:

Misc Int &amp; Ext Info:

MLS Primary PhotoSrc: Realtor Provided

**Property Description**

Commercial building for sale with 5,973 +/- SF Previously a night club with large front stage area Completely remodeled in 2016 with hard wood floors Between Welch Ave and Morrill Ave Kitchen in back with eating area & 2 bathrooms Foyer also has 2 bathrooms Private offices and conference room upstairs

**Sold Info**

Sold Date:

DOM: 2

SP:

Sold Non-MLS: No

SirCns:

SirAst:

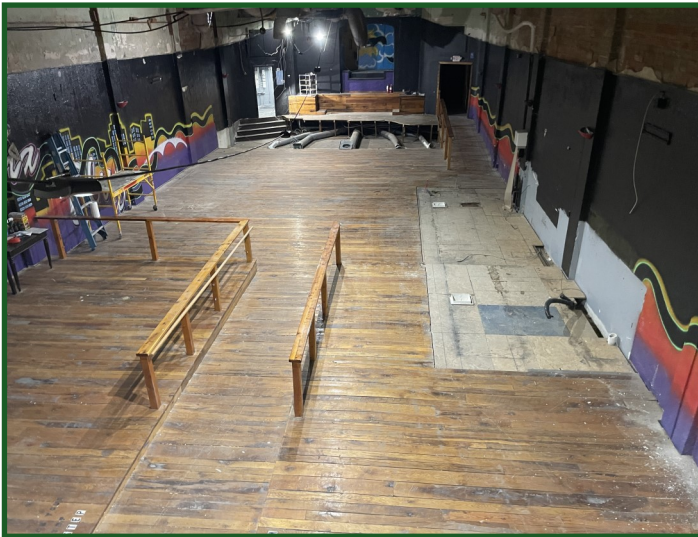
Sold Non-MLS: No

August 04, 2021

Prepared by: Randy J Best

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## Parcel



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## **Aerial View**



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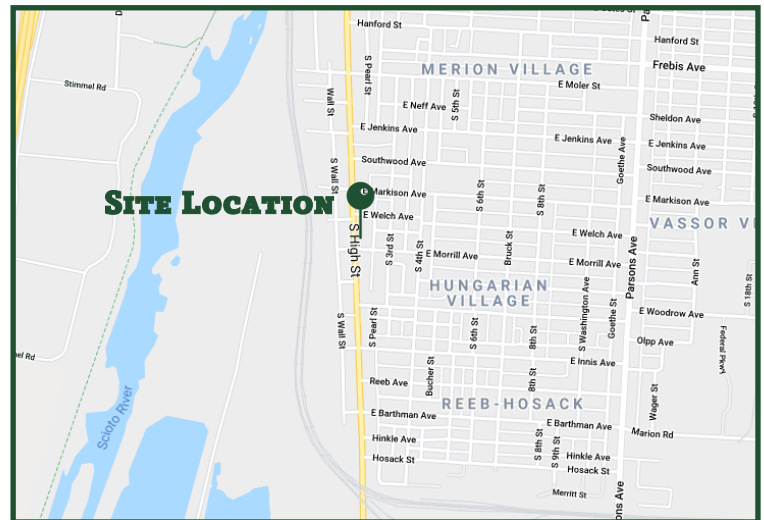


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## TRAFFIC COUNT

Street	Avg Daily Volume
S HIGH STREET	20,780
W WOODROW AVE	1,317
FOURTH STREET	1,266



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2021) 	12,327	100,009	303,031
Households (2021) 	5,397	43,480	124,263
Avg Household Income (2021) 	\$75,240	\$68,014	\$72,195

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# COLUMBUS

## Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960  
residents



826,729  
households



\$63,498  
median household  
income

**#1**

Opportunity  
City

**#4**

City to Start  
a Business

**#5**

City for  
Entrepreneurs  
& Startups

**"Columbus is the #1 rising city for startups and the top remerging city for venture capital"**

FORBES MAGAZINE

## Top Employers





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