

**For Sale: \$950,000**

**1710-1728 E Main Street and 448-450 Stoddart Avenue**

**Columbus OH 43205**



## PROPERTY FEATURES:

- Approx. 57 Acres
- In the Opportunity Zone
- Redevelopment Potential!
- Currently long term Auto Service Center
- Multiple buildings on 5 parcels
- Possible opportunity to own the entire block.
- Currently in the Franklin Park Neighborhood
- Located on high traffic Main Street
- Showings by appointment only



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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-Automotive**



**List Number:** 221007452      **Status:** Active      **List Price:** \$950,000  
**Listing Service:**      **Original List Price:** \$950,000      **List Price Sqft:** \$86.03  
**VT:**

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**Parcel #:** 010-004477      **Previous Use:**  
**Use Code:**      **Tax District:** 010      **Zoning:**

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**For Sale:** Yes      **For Lease:** No      **Exchange:** No  
**Occupancy Rate:**      **Mortgage Balance:**

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**Gross Income:** 0      **Assoc/Condo Fee:**  
**Total Op Expenses:** 0      **Addl Acc Cond:** None Known  
**NOI:** 0

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**Tax Abatement:** No      **Abatement End Date:**      **Tax Incentive:**  
**Taxes (Yrly):** 1,814      **Tax Year:** 2020      **Possession:**  
**Assessment:**

**General Information**

**Address:** 1710-1728 E Main Street      **Unit/Suite #:**      **Zip Code:** 43205      **Tax District:** 010  
**Between Street:** Fairwood & Miller      **City:** Columbus      **Corp Limit:** Columbus  
**Complex:**      **County:** Franklin      **Township:** None  
**Dist To Interchange:**      **Mult Parcels/Sch Dis:** Yes      **Near Interchange:**

**Building Information**

**Total SqFt Available:** 11,043      **Minimum Sqft Avail:** 11,043      **Max Cont Sqft Avail:** 11,043  
**Bldg Sq Ft:** 11,043      **Acreage:** 0.14      **Lot Size:**  
**# Floors AboveGround:** 1      **# Units:**      **Parking Ratio/1000:**  
**# of Docks:** 0      **# Drive-In Doors:** 4      **Total Parking:**  
**Year Built:** 1969      **Year Remodeled:**      **Bay Size:**  
**Traffic CountPerDay:**      **Ceiling Height Ft:**

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

**Financials**

**Lease Rate \$/Sq Ft:** 0      **Term Desired:**  
**Expenses Paid by L:**      **Will LL Remodel:**  
**T Reimburses L: Curr Yr Est \$/SF TRL:** 0      **Finish Allow/SQFT \$:**  
**T Contracts Directly:**      **Pass Exp Over BaseYr:**  
**Curr Yr Est \$/SF TRL:** 0      **Exp Stop \$:**  
**Curr Yr Est \$/SF LL:**

**Features**

**Heat Fuel:**      **Electric:**  
**Heat Type:**      **Misc Int & Ext Info:**  
**Electric:**  
**Services Available:**  
**Construction:**  
**Sprinkler:**  
**Mult Use:**  
**New Financing:**      **MLS Primary PhotoSrc:** Realtor Provided

**Property Description**

Multiple buildings on 5 parcels available for sale. Located in Franklin Park Neighborhood on high traffic Main Street, this property has opportunity to own the entire block.

**Sold Info**

**Sold Date:**      **DOM:** 37      **SP:**  
**Sold Non-MLS:** No      **Sold Non-MLS:** No  
**SrCns:**      **SrAst:**

**Sold Non-MLS:** No

**April 21, 2021**

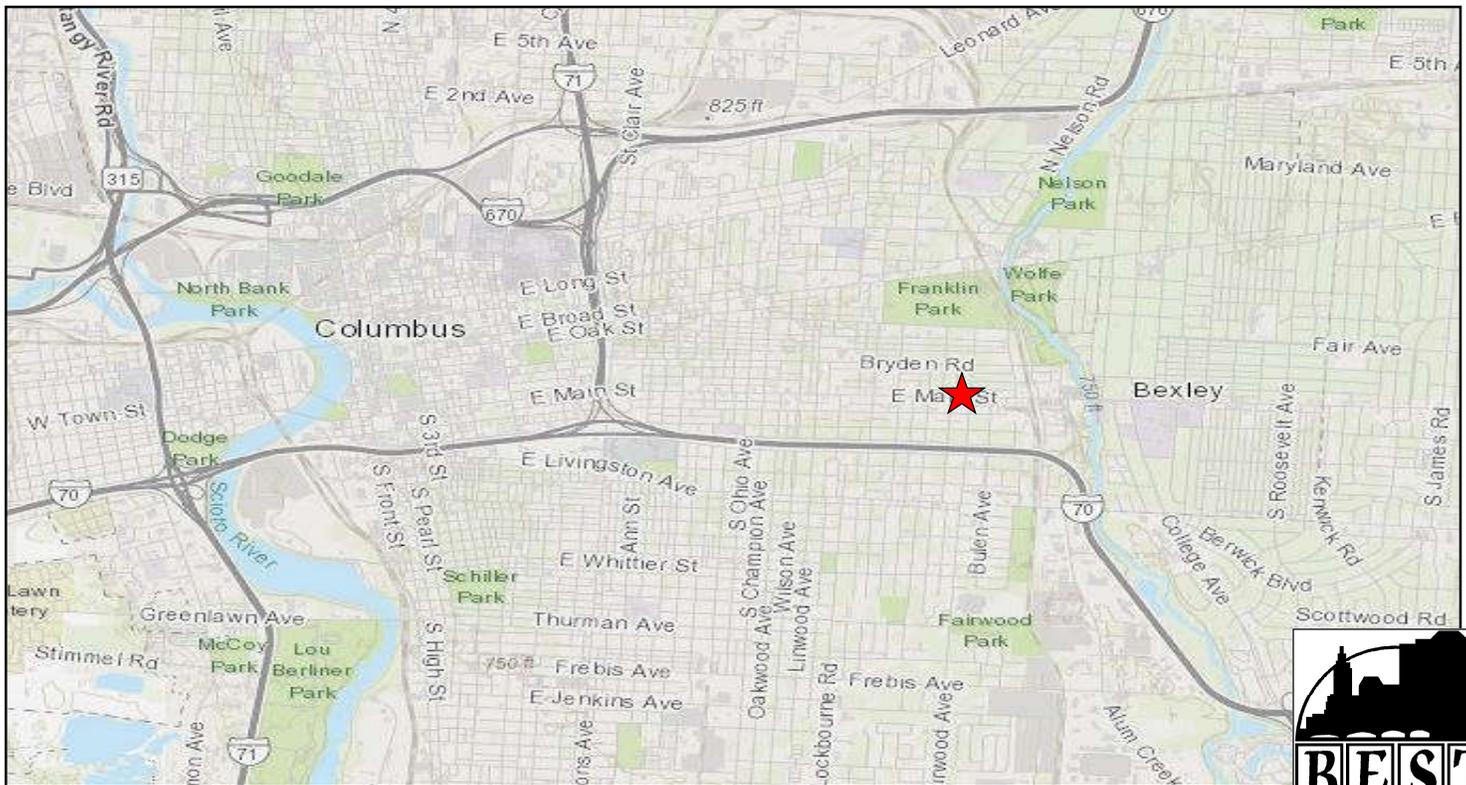
**Prepared by:** Randy J Best

*Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Randy J Best on Wednesday, April 21, 2021 10:07 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.*

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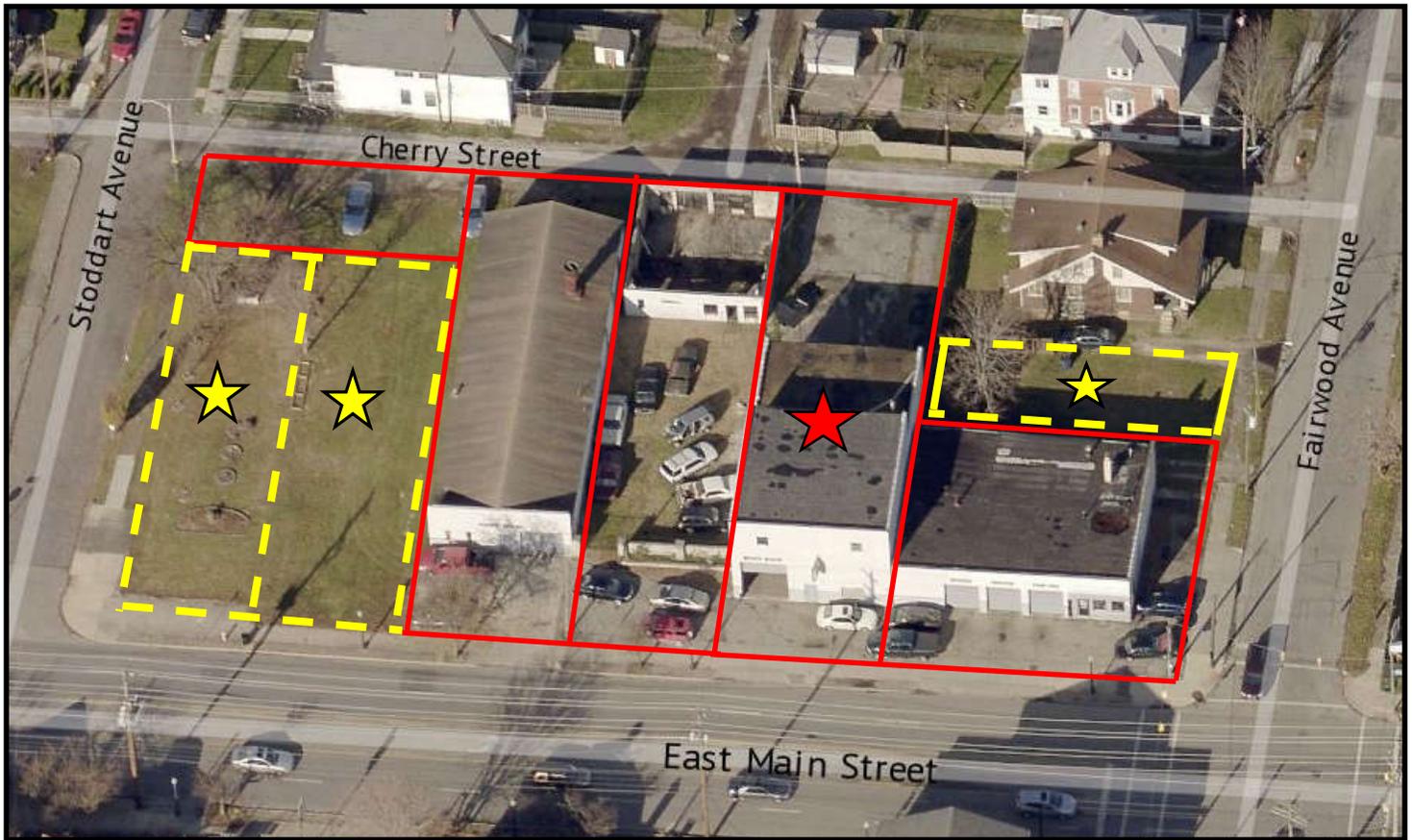
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 Red line properties (5 parcels) for sale at \$950,000

 Yellow parcels, (3) also available for purchase from City of Columbus, price to-be-determined.

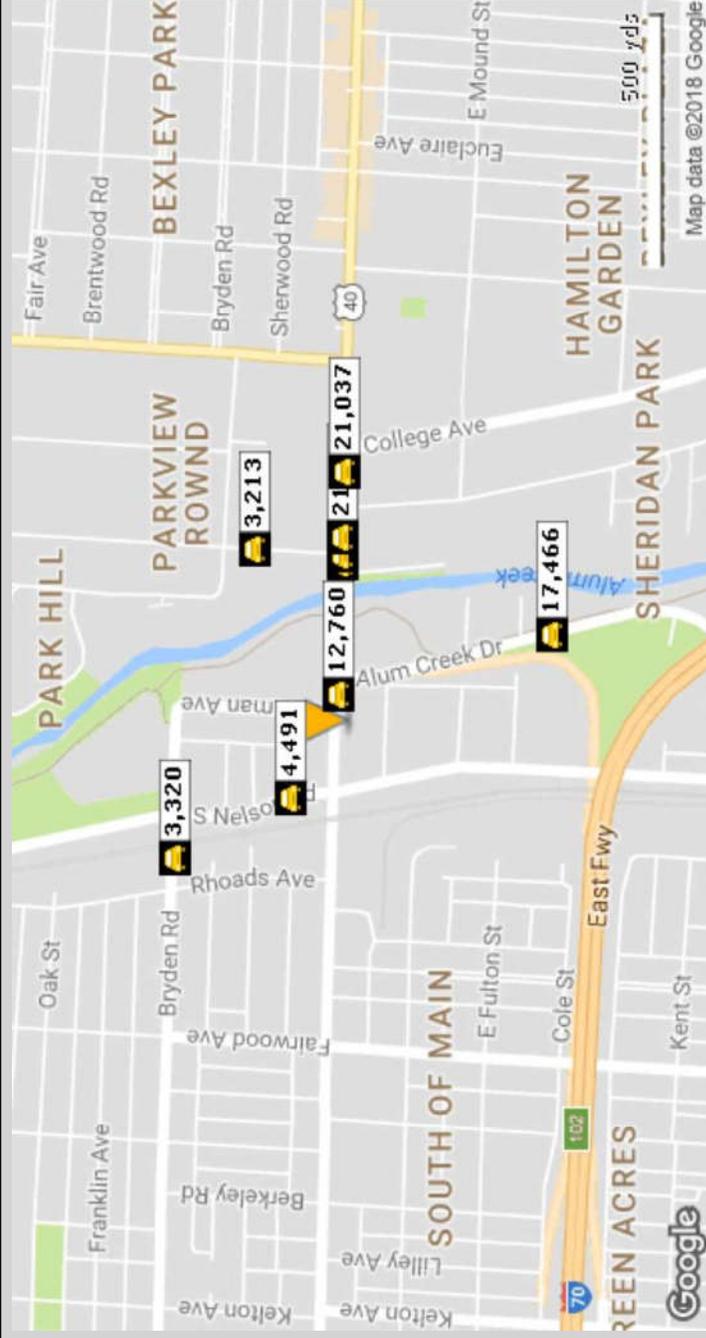
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**Traffic Count Report**

**Family Dollar**  
 1985 E Main St, Columbus, OH 43205

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **8,000 SF**  
 Year Built: **2004**  
 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 E Main St	Alum Creek Dr	0.02 E	2014	17,712	MPSI	.04
2 E Main St	Alum Creek Dr	0.02 E	2016	12,760	MPSI	.04
3 S Nelson Rd	E Rich St	0.04 NW	2016	4,491	MPSI	.11
4 E Main St	S Parkview Ave	0.01 E	2015	20,186	AADT	.18
5 S Parkview Ave	E Main St	0.00	2016	617	MPSI	.19
6 E Main St	S Parkview Ave	0.02 W	2011	21,156	AADT	.21
7 S Parkview Ave	Bryden Rd	0.03 N	2016	3,213	MPSI	.23
8 Alum Creek Dr	Kenton St	0.03 N	2016	17,466	MPSI	.25
9 Bryden Rd	Rhoads Ave	0.04 W	2016	3,320	MPSI	.25
10 E Main St	College Ave	0.02 E	2011	21,037	AADT	.29



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6/13/2018



# 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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