

# FOR SALE



## 7243 Sawmill Road, Dublin, OH 43016

- Remodeled first floor general office condo
- Near the new Mt. Carmel Dublin Hospital and I-270.
- Previous counseling office with many upgrade such as soundproof doors, ceiling and walls, anti-microbial vinyl plank flooring and plumbing throughout the condo.
- All office furniture in place is available for sale for an additional price.



**Click Here for Video**

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We have no reason to doubt its accuracy, but we do not guarantee it.

**Customer Full****Office-Condominium****List Number:** 223009997**Status:** Active  
**Original List Price:** \$184,900**List Price:** \$172,000  
**VT:****Parcel #:** 010160**Use Code:****Tax District:** 273**Previous Use:****Zoning:****For Sale:** Yes**For Lease:** No**Exchange:** No**Occupancy Rate:** 0**Mortgage Balance:****Gross Income:** 0**Assoc/Condo Fee:** 809**Total Op Expenses:** 0**NOI:** 0**Tax Abatement:** No  
**Taxes (Yrly):** 4,347.28  
**Assessment:****Abatement End Date:**  
**Tax Year:**  
**Addl Acceptance Cond:** None Known**Tax Incentive:** No  
**Possession:****General Information****Address:** 7243 Sawmill Road 105**Between Street:** Bright & I-270**Complex:****Dist To Intersxn:** 0.25**Building Information****Total Available Sqft:** 1,440**Building Sqft:** 1,440**# of Floors Above Gr:** 1**# of Docks:** 0**Year Built:** 1985**Common Area Factor:****Unit/Suite #:** 105**City:** Dublin**County:** Franklin**Mult Parcels/Sch Dis:****Zip Code:** 43016**Corp Limit:** Dublin**Township:** Worthington**Near Interchange:** I-270+ Sawmill Rd**Minimum Sqft Avail:** 1,440**Acreage:** 0.07**# of Elevators:** 1**# Drive-In Doors:** 0**Year Remodeled:** 2020**Ceiling Height Ft:****Max Cont Sqft Avail:** 1,440**Lot Size:****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:** Gas**Heat Type:** Forced Air**Electric:****Services Available:** Electric; Gas; Sanitary Sewer; Storm Sewer; Water**Building Type:** Multi Tenant**Construction:** Masonry**Miscellaneous:** Air Condition; Building Plans; Public Transport; Security System**Alternate Uses:****New Financing:****MLS Primary PhotoSrc:** Realtor Provided**Property Description**

Remodeled general office condo on the first floor Near the new Mt. Carmel Dublin Hospital and I-270. Previous counseling office with many upgrade such as soundproof doors, ceiling and walls, antimicrobial vinyl plank flooring and plumbing throughout the condo. All office furniture in place is available for sale for an additional price.

**Sold Info****Sold Date:****DOM:** 77**SP:****Sold Non-MLS:** No**SlrCns:****SlrAst:****Concession Comments:****Sold Non-MLS:** No**June 28, 2023****Prepared by:** Randy J Best

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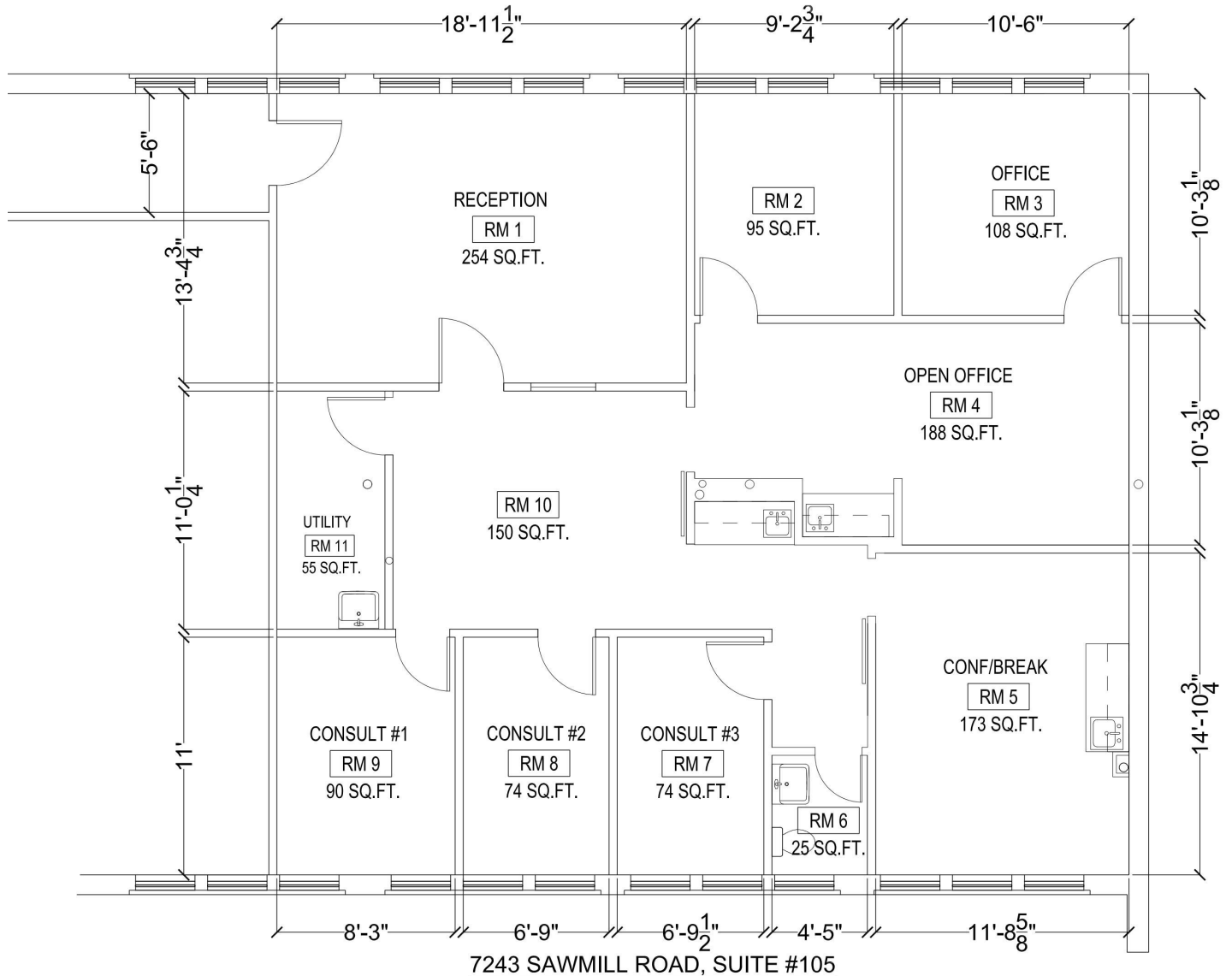


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## Layout



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## Suite 105 Sawmill Road, Dublin OH features

- Completely renovated in 2018 and updated again in 2020
- Wood framed glass entry door into office
- Glass lite between reception and room 4 allows natural sunlight into every work space
- new antimicrobial vinyl plank flooring
- new acoustic ceiling tiles and grid
- new LED lighting fixtures
- All walls are insulated for sound privacy
- Doors are all solid core wood – specially made for sound privacy
- Bathroom completely remodeled
- All cabinets are new
- All trim on windows and doors is new
- All windows have custom-made, wood-grain, vinyl-coated, no-cord blinds
- Two coffee or wet work areas in room 4 and room 10, one with a dishwasher, one with a fridge, both have cabinets
- Break room 5 also has cabinets, sink and water line for a larger fridge with icemaker supplied by new owner
- There are sliding glass barn doors on room 4 and room 5
- Utility room 11 has built-in adjustable shelving, utility sink, router station, and new water heater
- Many doors have programmable locks
- All office spaces are hard-wired to a central router so you can plug in phones, computers, etc.
- Two of the offices, room 7 and room 9 have rough in plumbing for sinks if new owner wants to add sinks
- Current office furnishes and filing cabinet system are available for purchase

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## Aerial View

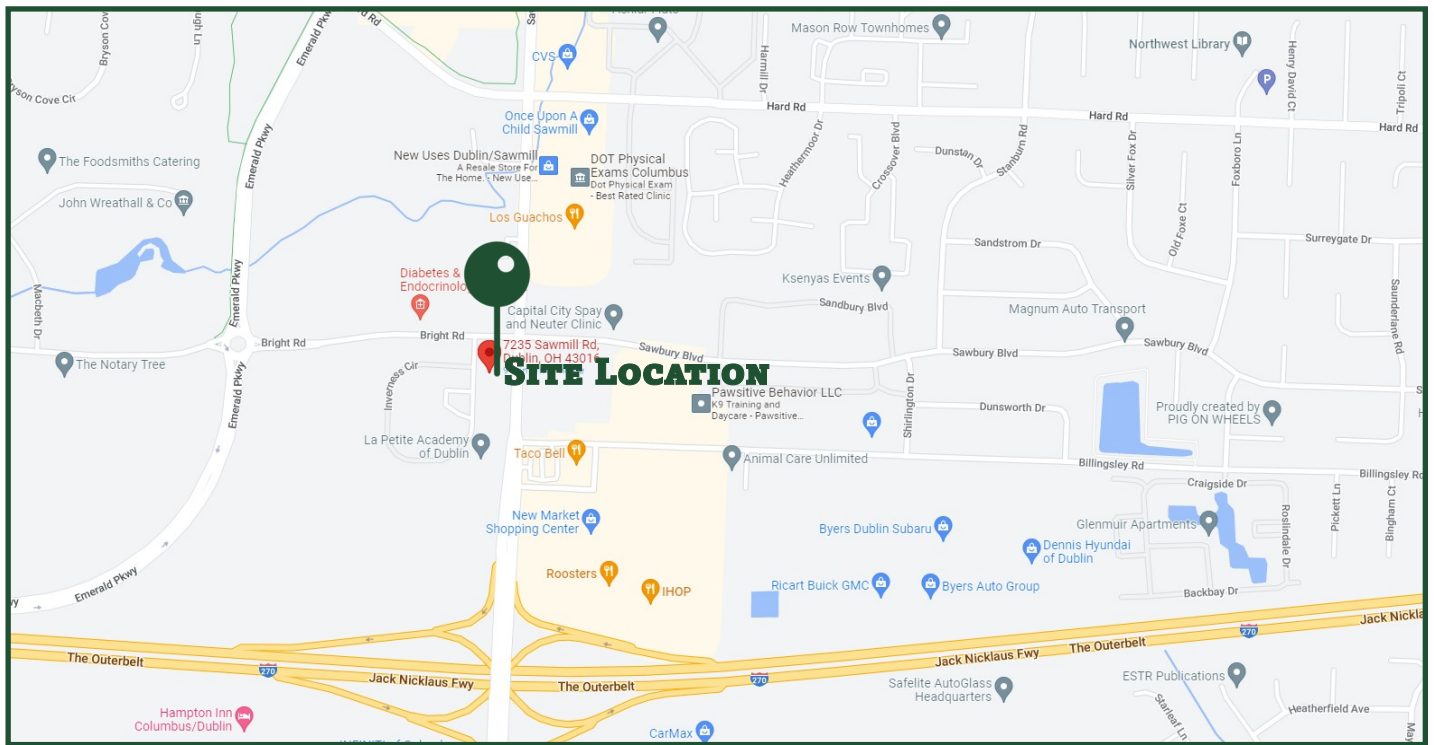


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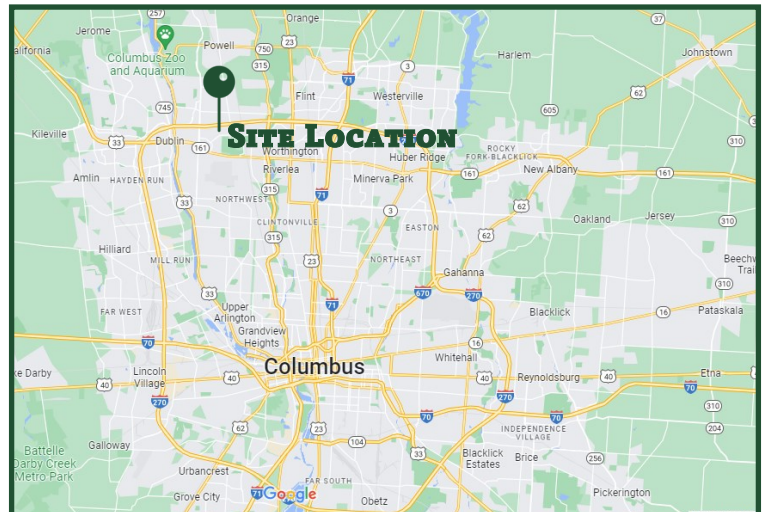
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## TRAFFIC COUNT

Street	Avg Daily Volume
SAWMILL RD— BILLINGSLEY RD	56,192
SAWMILL— DUBLIN CENTER DR	48,122
SAWMILL— CAINE RD	22,226



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	8,825	58,081	134,205
Households (2020) 	6,321	32,517	70,815
Avg Household Income (2020) 	\$69,387	\$96,454	\$100,162

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# Mt Carmel New Dublin In-Patient Hospital



- 35 AC site, 1<sup>st</sup> phase 240,000+ SF hospital and medical offices
- 200+ healthcare jobs
- Designed to allow future growth and additional service offerings
- \$250 million investment
- Expected to be completed in 2025





# 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



Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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