

FOR LEASE



3130 E Livingston Ave, Columbus, OH 43227

- Free standing commercial building for lease
- 0.32 acres of fenced in lot
- Previously used as contractors office
- Small Warehouse in rear accessible via man door
- Small front office with HVAC
- Located on high traffic E. Livingston Ave with 19,761 cars per day
- Near James Road and E. Livingston intersection



BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREAL ESTATE.COM
PHONE: 614-559-3350 EX 117
EMAIL: NKAHKONEN@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-Multiple Use



List Number: 223015057 **Status:** Active **List Price:** \$1,750
Listing Service: **Original List Price:** \$1,750 **List Price Sqft:** \$1.26
VT:

Parcel #: 091380 **Previous Use:**
Use Code: **Tax District:** 010 **Zoning:** LC4

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

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

Tax Abatement: No **Abatement End Date:** **Tax Incentive:**
Taxes (Yrly): 3,317 **Tax Year:** **Possession:**
Assessment:

General Information

Address: 3130 E Livingston Avenue **Unit/Suite #:** **Zip Code:** 43227 **Tax District:** 010
Between Street: S Hamiton & James Road **City:** Columbus **Corp Limit:** Columbus
Complex: **County:** Franklin **Township:** None
Dist To Interchange: **Mult Parcels/Sch Dis:** **Near Interchange:**

Building Information

Total SqFt Available: 1,386 **Minimum Sqft Avail:** 1,386 **Max Cont Sqft Avail:** 1,386
Bldg Sq Ft: 1,386 **Acreage:** 0.32 **Lot Size:**
Floors AboveGround: 1 **# Units:** 1 **Parking Ratio/1000:**
of Docks: 0 **# Drive-In Doors:** 0 **Total Parking:**
Year Built: **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: 1.62 **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: **Sewer:**
Heat Type: **Electric:**
Electric: **Misc Int & Ext Info:**

Services Available:
Construction:
Sprinkler:
Mult Use:
New Financing: **MLS Primary PhotoSrc:** Realtor Provided

Property Description

Free standing commercial building for lease 0.32 acres of fenced in lot Previously used as contractors office Space has some warehouse space accessed via man door Small front office which has HVAC Located on high traffic E. Livingston Ave with cars per day Near James Road and E. Livingston intersection

Sold Info

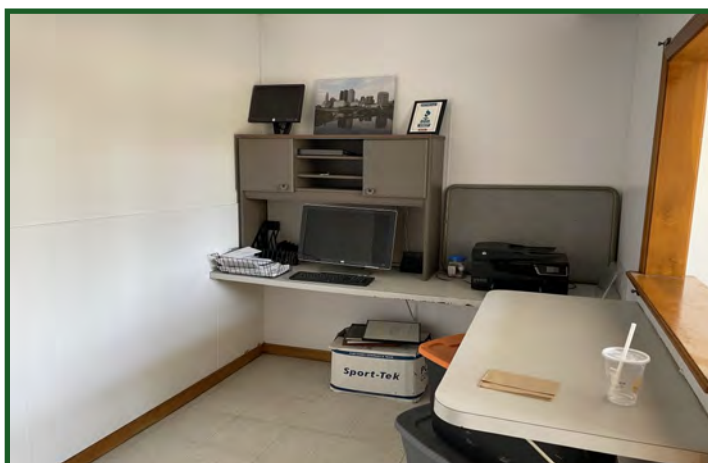
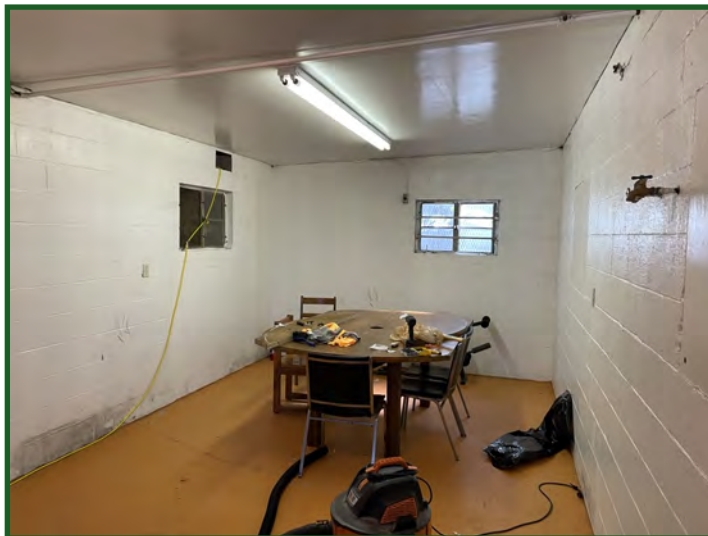
Sold Date: **DOM:** 1 **SP:**
SrCns: **Sold Non-MLS:** No
Concession Comments: **SrAst:**

Sold Non-MLS: No

May 22, 2023 **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. © 2023 MLS and FBS. Prepared by Randy J Best on Monday, May 22, 2023 4:20 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

3130 E Livingston Ave, Columbus, OH 43227



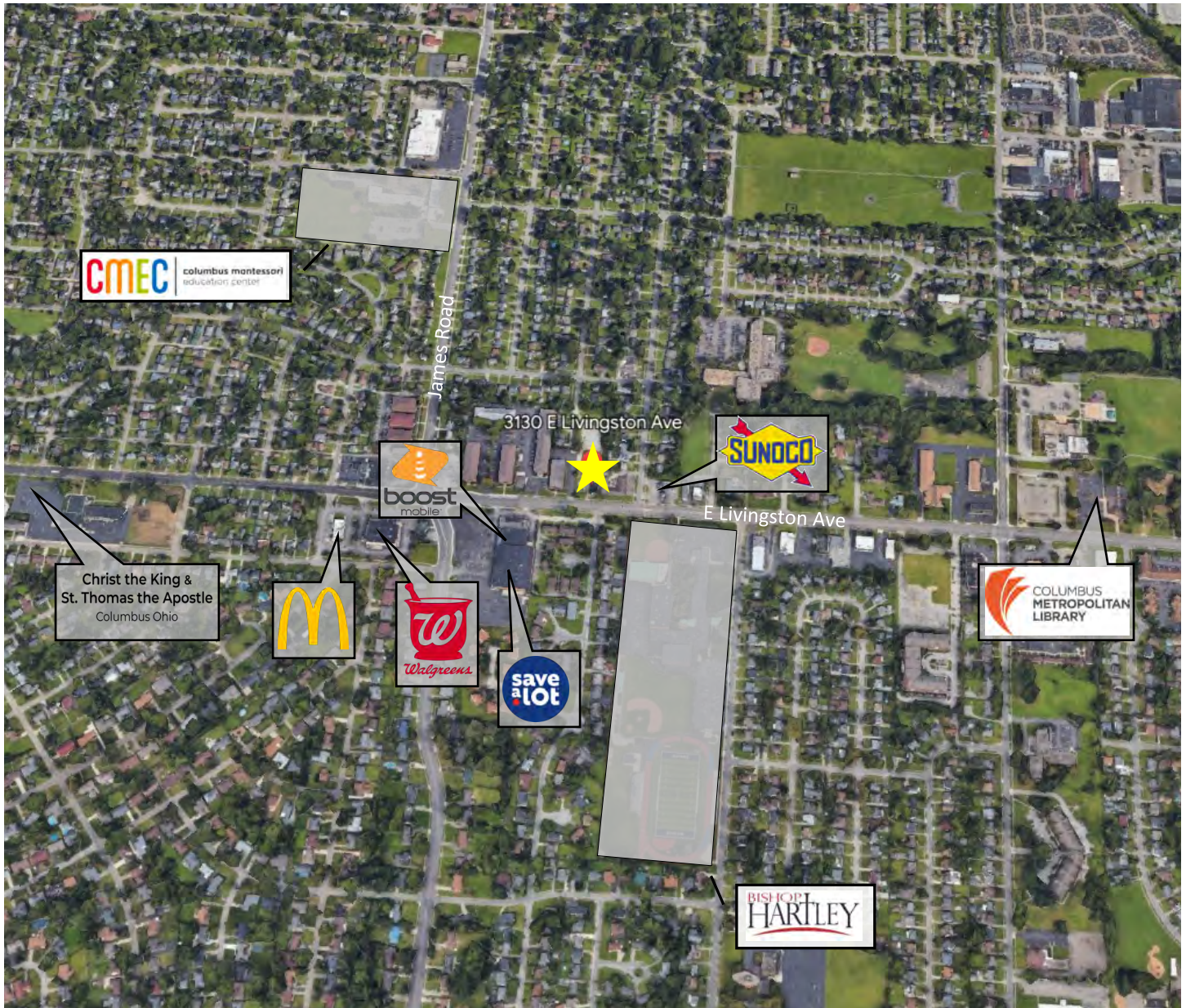
BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EX 117
EMAIL: NKAHKONEN@BESTCORPORATEREALESTATE.COM



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.

3130 E Livingston Ave, Columbus, OH 43227

Aerial



BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EX 117
EMAIL: NKAHKONEN@BESTCORPORATEREALESTATE.COM

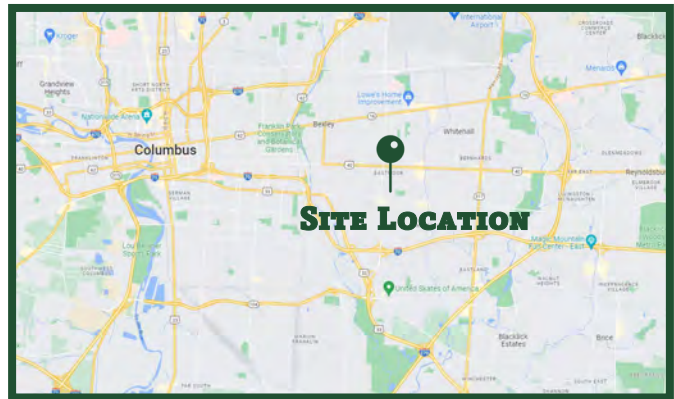


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.






TRAFFIC COUNT

Street	Avg Daily Volume
S JAMES RD - BROWNLEE AVE	19,761
E LIVINGSTON AVE - LIVINGSTON AVE	15,082
EASTMOOR BLVD - EASTMORELAND DR	2,301



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022) 	10,139	79,559	176,618
Households (2023) 	7,364	42,658	92,191
Avg Household Income (2022) 	\$38,135	\$45,662	\$40,188

BEST CORPORATE REAL ESTATE
 NOAH KAHKONEN
 4608 SAWMILL ROAD
 COLUMBUS, OH 43220
 WWW.BESTCORPORATEREALSTATE.COM
 PHONE: 614-559-3350 EX 117
 EMAIL: NKAHKONEN@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.



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.

Disclaimer And Confidentiality Agreement

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.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

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.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

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.