

**FOR SALE**



**\$325,000**

## **136 W Mulberry Street, Lancaster, OH 43130**

- Beautiful historic residence converted to office space.
- Approximately +/- 4,722 Sq Ft (includes attic & lower level).
- Property features five private offices, conference room, kitchenette, open work area, large unfinished attic space, and one full and one half bathroom.
- Excellent parking with twenty-four off street spaces.
- Located in downtown Lancaster.
- Property is zoned CBD to allow a variety of different uses.



**Click Here for Video**

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**

**Office-Office**



**List Number:** 223028990      **Status:** Active      **List Price:** \$325,000  
**Original List Price:** \$325,000      **VT:**

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**Parcel #:** 2022600      **Previous Use:**  
**Use Code:**      **Tax District:** 053      **Zoning:** CBD

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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  
**NOI:** 0

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**Tax Abatement:** No      **Abatement End Date:**      **Tax Incentive:**  
**Taxes (Yrly):** 3,609      **Tax Year:** 2022      **Possession:**  
**Assessment:**      **Addl Acceptance Cond:** None Known

**General Information**

**Address:** 136 W Mulberry Street      **Unit/Suite #:**      **Zip Code:** 43130  
**Between Street:** N Broad Street & Columbus Street      **City:** Lancaster      **Corp Limit:** Lancaster  
**Complex:**      **County:** Fairfield      **Township:** None  
**Dist To Intersxn:**      **Mult Parcels/Sch Dis:**      **Near Interchange:**

**Building Information**

**Total Available Sqft:** 4,722      **Minimum Sqft Avail:** 4,722      **Max Cont Sqft Avail:** 4,722  
**Building Sqft:** 4,722      **Acreage:** 0.26      **Lot Size:**  
**# of Floors Above Gr:** 3      **# of Elevators:** 0      **Parking Ratio:**  
**# of Docks:** 0      **# Drive-In Doors:** 0      **Total Parking:** 24  
**Year Built:** 1900      **Year Remodeled:**      **Basement:**  
**Common Area Factor:**      **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:**  
**Heat Type:**  
**Electric:**  
**Services Available:**  
**Building Type:**  
**Construction:**  
**Miscellaneous:**  
**Alternate Uses:**  
**New Financing:**  
**MLS Primary PhotoSrc:** Realtor Provided

**Property Description**

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**Sold Info**

**Sold Date:**      **DOM:** 2      **SP:**  
**SrCns:**      **Sold Non-MLS:** No  
**Concession Comments:**      **SrAst:**

**Sold Non-MLS:** No  
**September 07, 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 Thursday, September 07, 2023 11:19 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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**Aerial**



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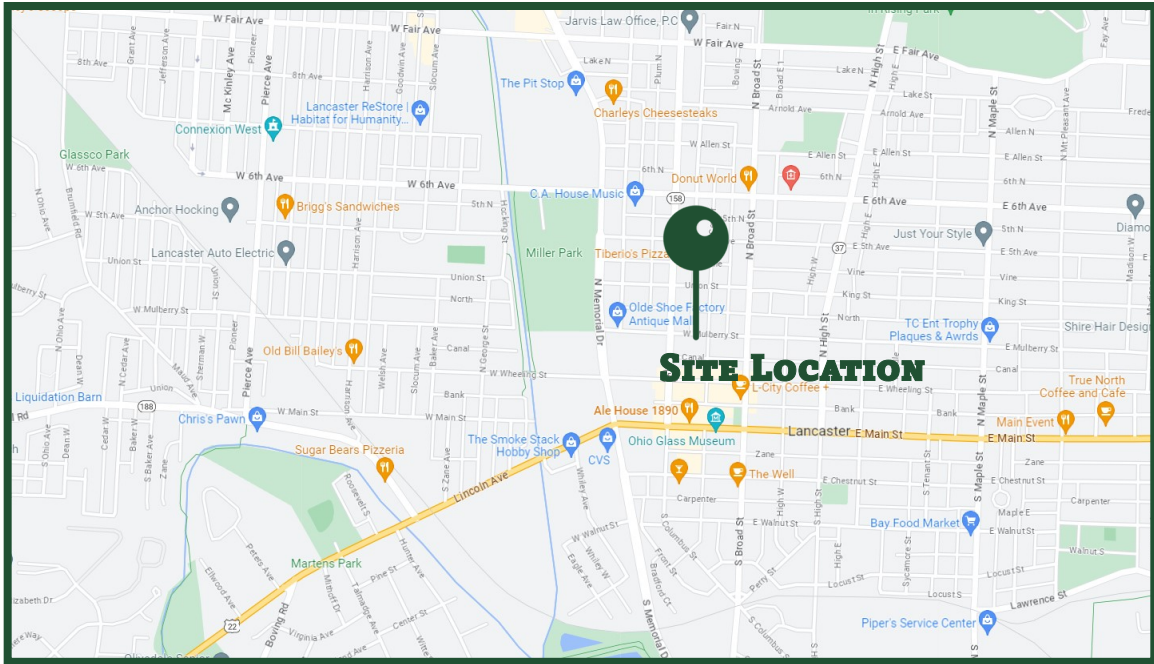
## Amenities Page



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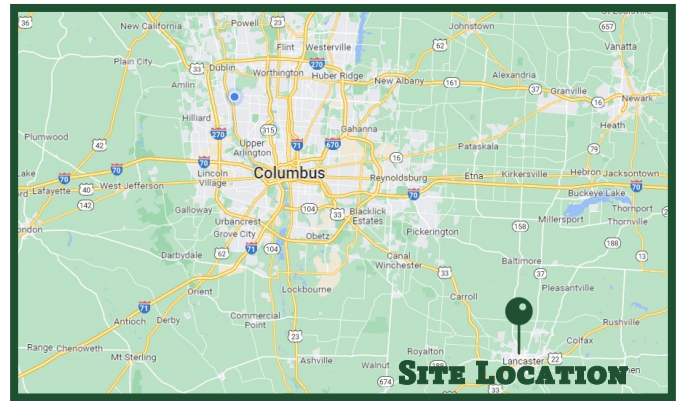


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## TRAFFIC COUNT

Street	Avg Daily Volume
E MAIN ST - HIGH W	17,231
W MAIN ST N - MEMORIAL DR	16,820
S BROAD ST - BANK	4,078



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022) 	9,048	34,834	47,565
Households (2020) 	7,426	20,113	22,362
Avg Household Income (2022) 	\$43,554	\$49,278	\$51,570

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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

 **WORTHINGTON**  
INDUSTRIES

 **FedEx**

 **Nationwide**

 **XPO**  
Logistics

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN**  
**ELECTRIC**  
**POWER**

 **Huntington**

 **Whirlpool**  
CORPORATION

 **DSW**  
DESIGNER SHOE WAREHOUSE

 **VERTIV**

 **HYPERION**  
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

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

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