

FOR SALE



\$ 495,000

1570 S High St, Columbus, OH 43207

- Commercial building for sale with 5,973 +/- SF.
- Currently leased to a night club with large front stage area, bar and kitchen.
- Just north of the Sheelton Village Complex .
- Located between German Village and Hungarian Village.
- Kitchen in back with eating area.
- 2 restrooms located in the foyer and 2 in the rear.
- Private offices and conference room upstairs.



BEST CORPORATE REAL ESTATE
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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-Other Com**

List Number: 224001742

Status: Active
Listing Service:
Original List Price: \$495,000

List Price: \$495,000
List Price Sqft: \$102.55
VT:
Parcel #: 010-030009**Previous Use:****Use Code:****Tax District:** 010**Zoning:** Commercial**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
Taxes (Yrly): 6,903.78
Assessment:
Abatement End Date:
Tax Year: 2022

Tax Incentive:
Possession:
General Information
Address: 1570 S High Street
Between Street: E. Welch Ave & E. Morrill Ave

Unit/Suite #:
City: Columbus
County: Franklin
Mult Parcels/Sch Dis: No

Zip Code: 43207
Corp Limit: Columbus
Township: None
Near Interchange:
Tax District: 010**Complex:****Dist To Interchange:****Building Information****Total SqFt Available:** 4,827**Minimum Sqft Avail:** 4,827**Max Cont Sqft Avail:** 4,827**Bldg Sq Ft:** 4,827**Acreage:** 0.18**Lot Size:****# Floors AboveGround:** 2**# Units:****Parking Ratio/1000:****# of Docks:** 0**# Drive-In Doors:** 0**Total Parking:****Year Built:** 1923**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
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 & Ext Info:

MLS Primary PhotoSrc: Realtor Provided
Property Description

Commercial building for sale currently leased to a night club with large front stage area, bar and kitchen. Located between German Village and Hungarian Village with 2 restrooms located in the foyer and 2 in the rear. Private offices and conference room upstairs.

Sold Info
Sold Date: **DOM:** 40 **SP:**
Conccsns: **Sold Non-MLS:** No
Concession Comments: **SrAst:**
Sold Non-MLS: No

February 27, 2024

Prepared by: Randy J Best

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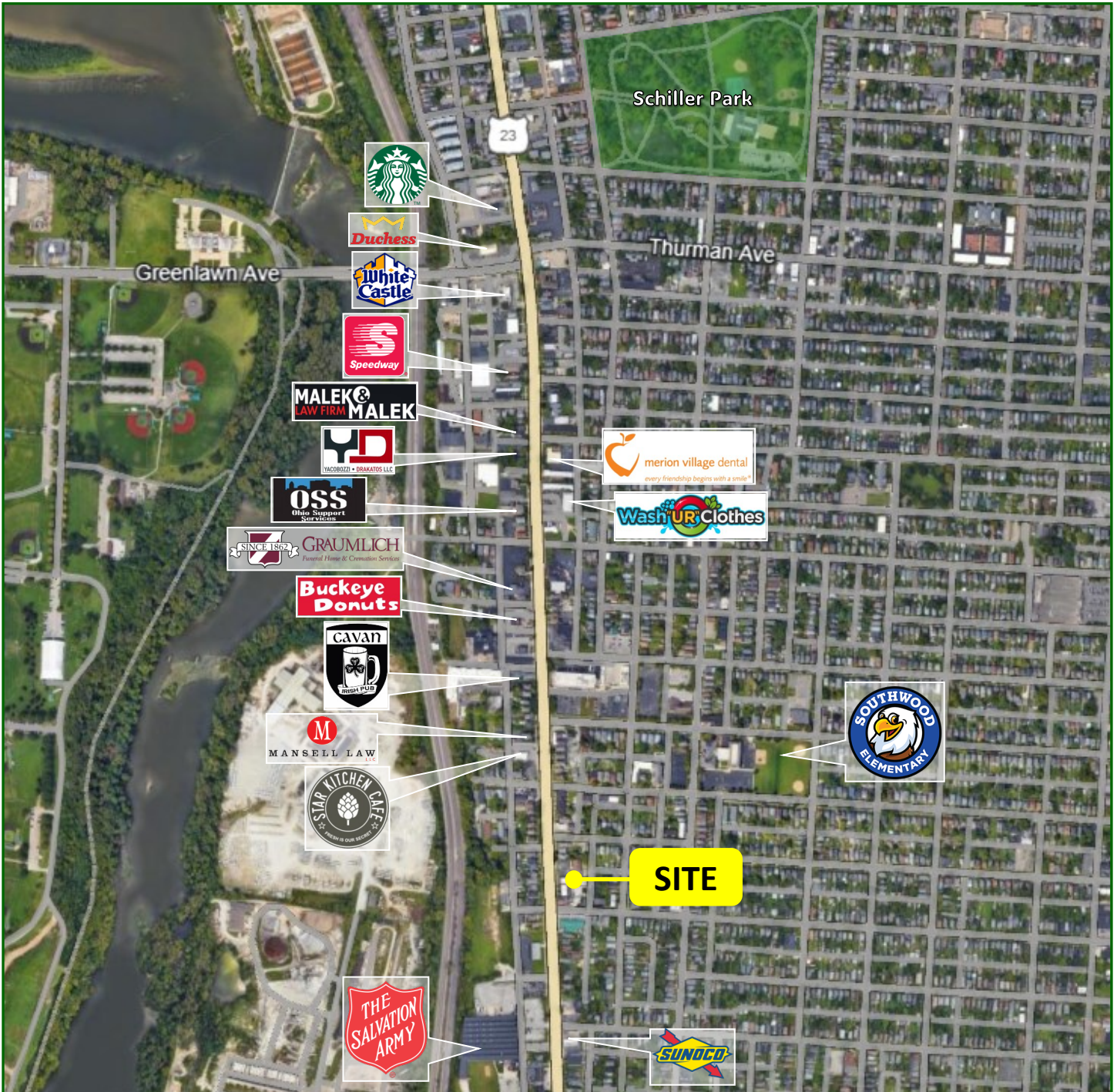


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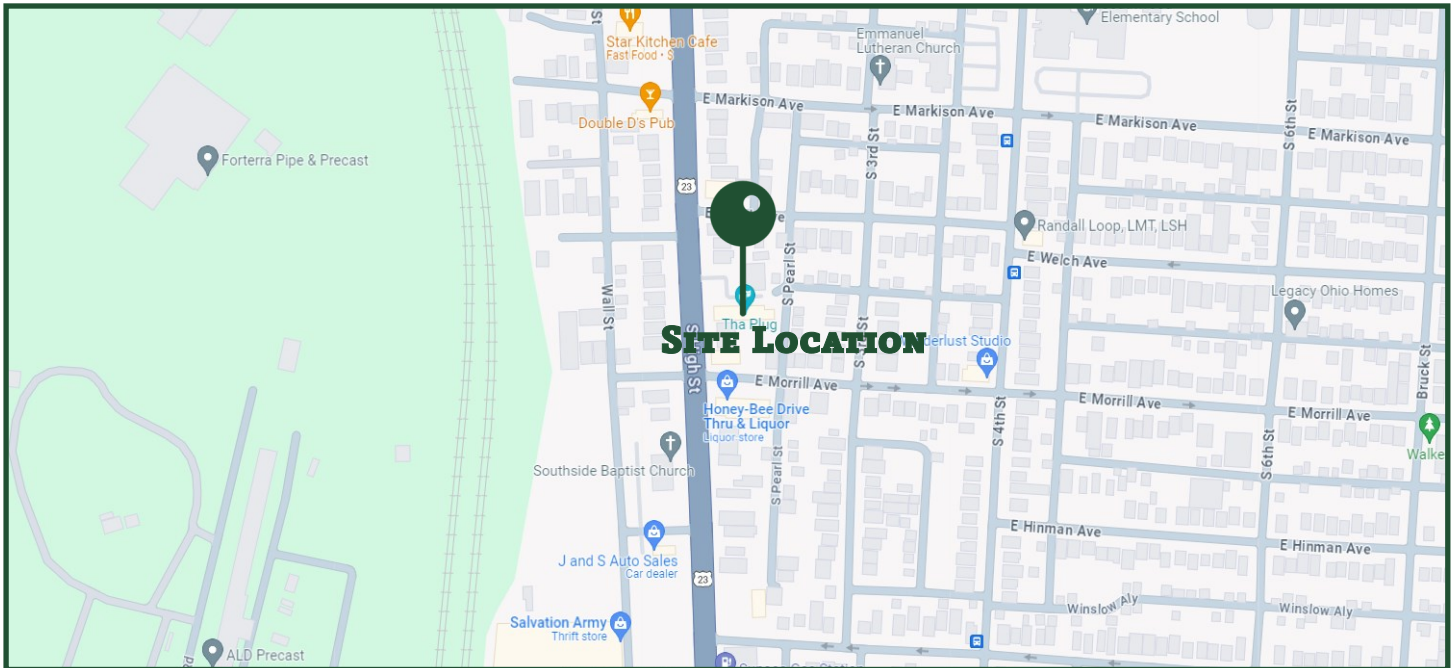
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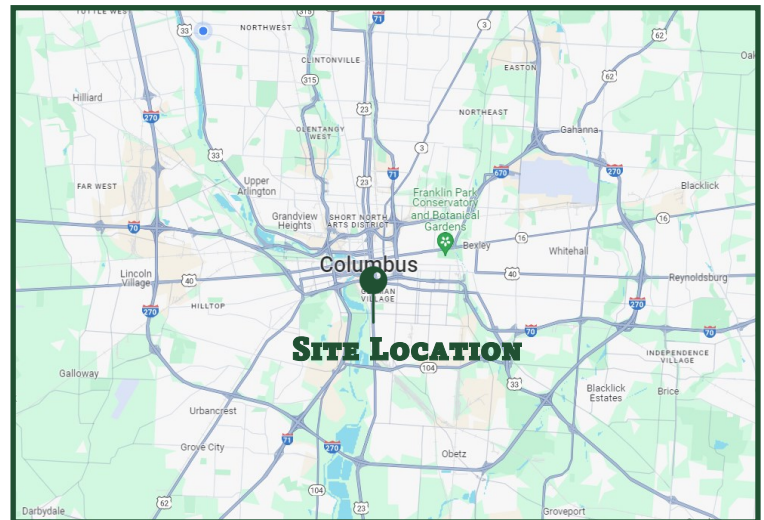


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TRAFFIC COUNT

Street	Avg Daily Volume
S HIGH STREET	25,303
W WOODROW AVE	1,317
FOURTH STREET	1,292



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. Central Ohio region is projected to reach a 3.15 million population by 2050.



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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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.

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