

FOR LEASE



\$ 14.00/SF NNN

1689 Karl Court, Columbus, OH 43229

- Former Hair Salon for Lease
- Total of +/- 1,200 SF
- Space currently features reception/waiting area, 3 bowl stations, 6 salon chairs, 6 hair dryer chairs, waxing room and a restroom.
- NNN charges estimated at \$3.28/SF
- FF&E available at negotiable amount.
- Signaled access available.



BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
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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-Retail**

List Number: 222011702

 Status: Cancelled
 Listing Service:
 Original List Price: \$14

 List Price: \$14
 List Price Sqft: \$0.01
 VT:

Parcel #: 010-025379

Previous Use: Hair Salon

Use Code:

Tax District: 010

Zoning:

For Sale: No

For Lease: Yes

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): 22,230.7
 Assessment:

 Abatement End Date:
 Tax Year:

 Tax Incentive:
 Possession:
General Information
 Address: 1689 Karl Court
 Between Street: E Dublin Granville & Sandalwood Pl
 Complex:
 Dist To Interchange:
 Building Information

 Unit/Suite #:
 City: Columbus
 County: Franklin
 Mult Parcels/Sch Dis:

 Zip Code: 43229
 Corp Limit: Columbus
 Township: None
 Near Interchange:

Tax District: 010

Total SqFt Available: 1,200

Minimum Sqft Avail: 1,200

Max Cont Sqft Avail: 1,200

Bldg Sq Ft: 14,280

Acreage:

Lot Size:

Floors AboveGround: 1

Units:

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: 14
 Expenses Paid by L:
 T Reimburses L: Curr Yr Est \$/SF TRL: 3.28
 T Contracts Directly:
 Curr Yr Est \$/SF TRL: 3.28
 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

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Sold Info
 Sold Date: DOM: 90 SP:
 Sold Non-MLS: No
 Conccsns: SlrAst:
 Concession Comments:

Sold Non-MLS: No

April 25, 2024

Prepared by: Randy J Best

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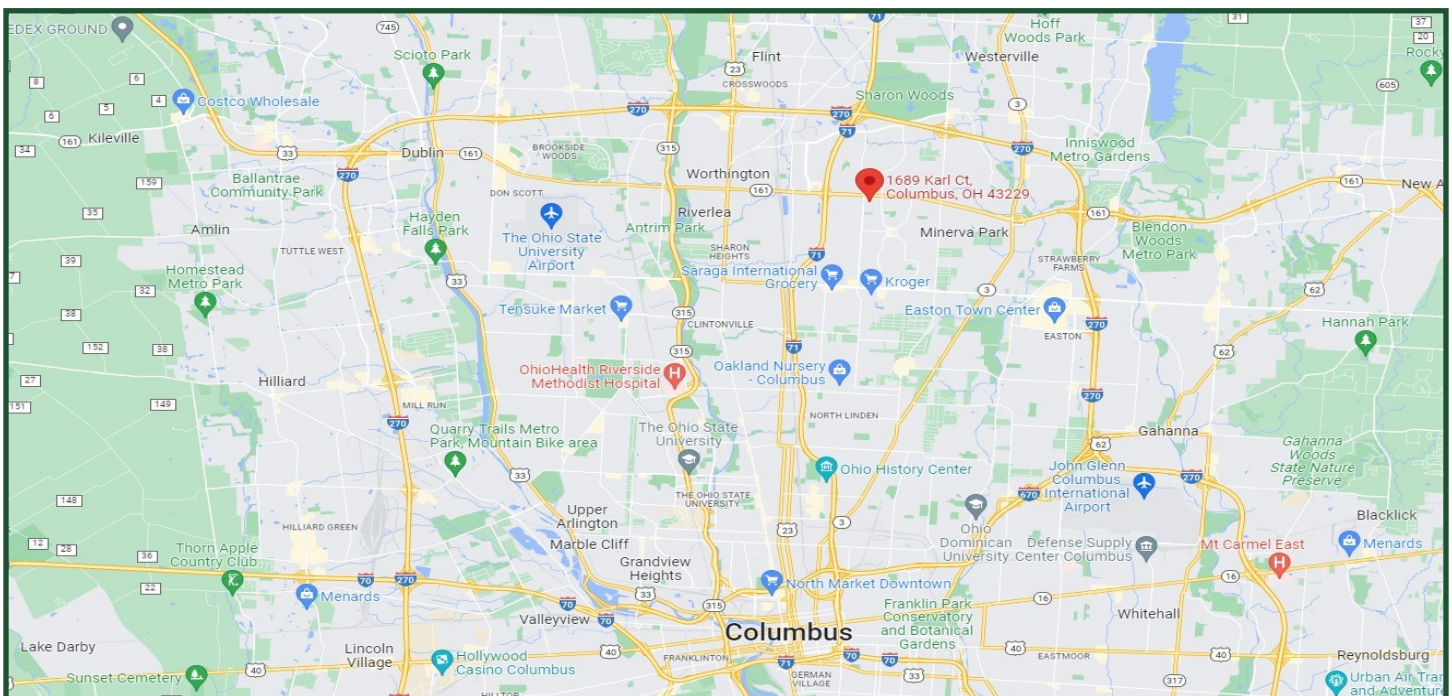
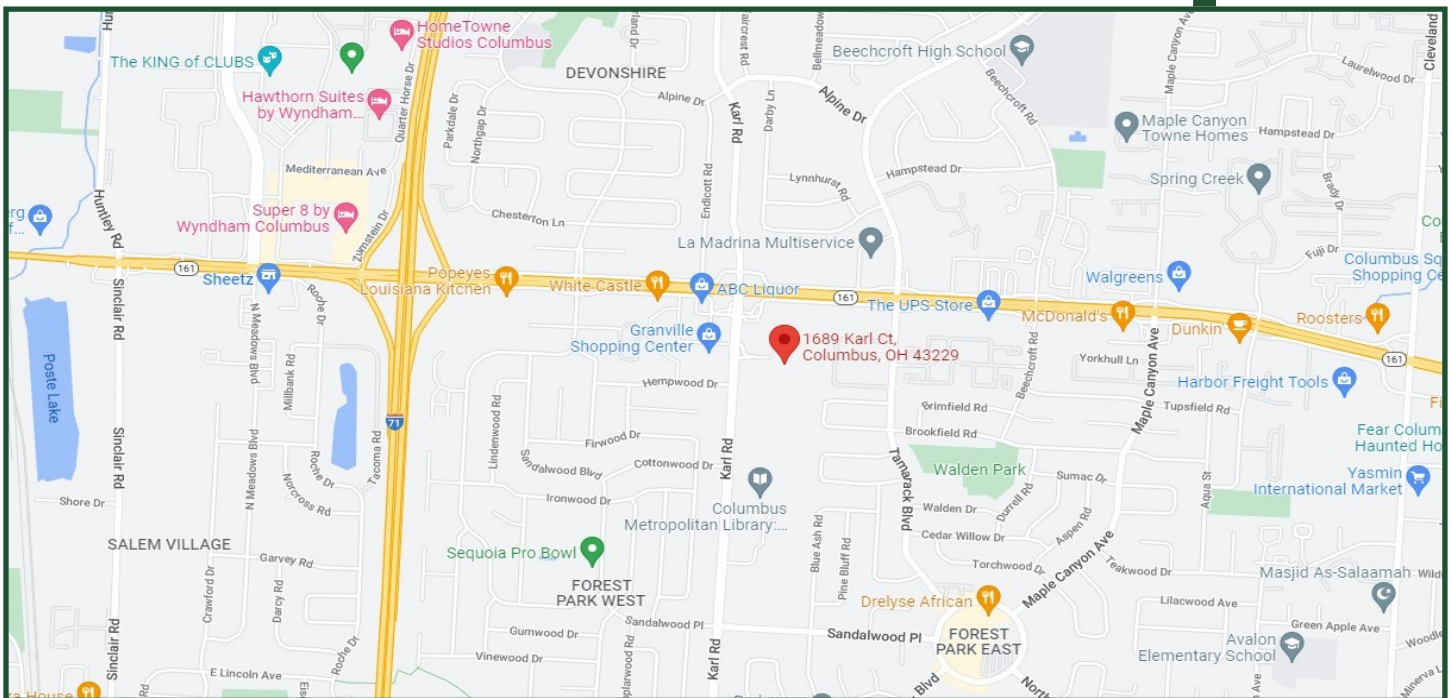
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Map View



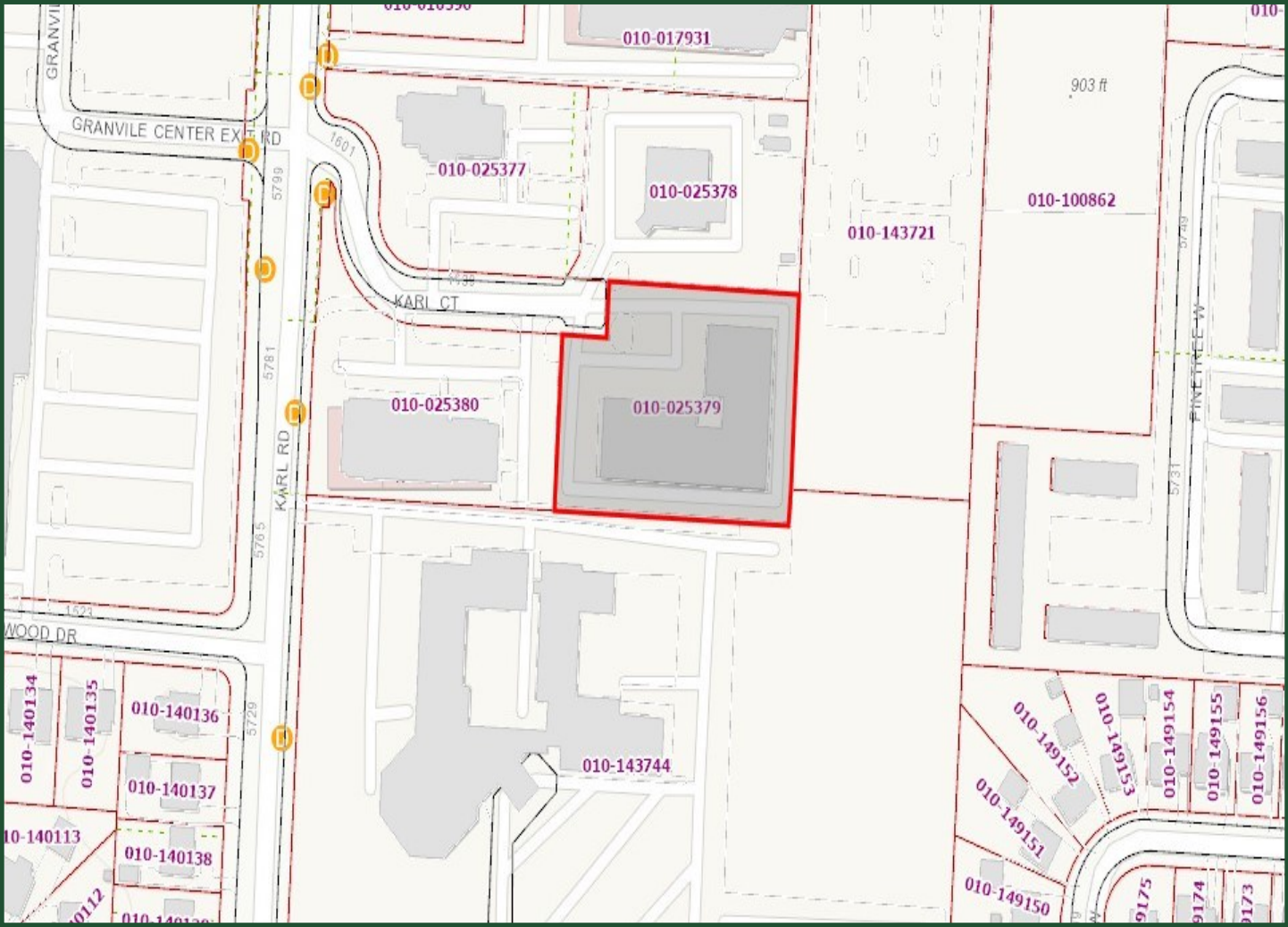
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Parcel View



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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



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