

**FOR SALE OR LEASE**



**\$295,000 OR \$2,185/MONTH GROSS**

**60 Hill Road South, Pickerington, OH 43147**

- Turn-of-the-century 2-story plus finished basement wooden classic office.
- 100% restored turn-of-the-century 2-story building zoned for office use.
- Excellent visibility located in the historic community area of Pickerington.
- 1,638 SF including finished basement office spaces.
- Building and street-front post signage available.
- Close proximity to shops, services, and restaurants.



**Click Here for Video**

BEST CORPORATE REAL ESTATE  
MICHAEL BERRY  
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We have no reason to doubt its accuracy, but we do not guarantee it.

**Customer Full****Commercial-Other Com**

List Number: 224012859

 Status: Active  
 Listing Service:  
 Original List Price: \$295,000

 List Price: \$295,000  
 List Price Sqft: \$180.1  
 VT:

Parcel #: 04-10269-614

Use Code:

Tax District: 041

Previous Use:

Zoning:

For Sale: Yes

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

Abatement End Date:

Tax Incentive:

Taxes (Yrly): 1,256

Tax Year: 2023

Possession:

Assessment:

**General Information**
 Address: 60 Hill Road S  
 Between Street: W Columbus St & Opportunity Way  
 Complex:

Dist To Interchange:

**Building Information**

Total SqFt Available: 1,638

Bldg Sq Ft: 1,686

# Floors AboveGround: 2

# of Docks: 0

Year Built: 1900

Traffic CountPerDay:

Unit/Suite #:

City: Pickerington

County: [Fairfield](#)

Mult Parcels/Sch Dis:

Zip Code: 43147

Corp Limit: Pickerington

Township: Violet

Near Interchange:

Tax District: 041

 Minimum Sqft Avail: 1,638  
 Acreage: 0.01  
 # Units:  
 # Drive-In Doors: 0  
 Year Remodeled: 1995  
 Ceiling Height Ft:

Max Cont Sqft Avail: 1,638

Lot Size:

Parking Ratio/1000:

Total Parking:

Bay Size:

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

**Financials**

Lease Rate \$/Sq Ft: 16

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:

**Features**

Heat Fuel:

Heat Type:

Electric:

Services Available:

Construction:

Sprinkler:

Mult Use:

New Financing:

**Property Description**

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**Sold Info**

Sold Date:

DOM: 5

SP:

Sold Non-MLS: No

Concsns:

SlrAst:

Concession Comments:

Sold Non-MLS: No

April 26, 2024

Prepared by: Randy J Best

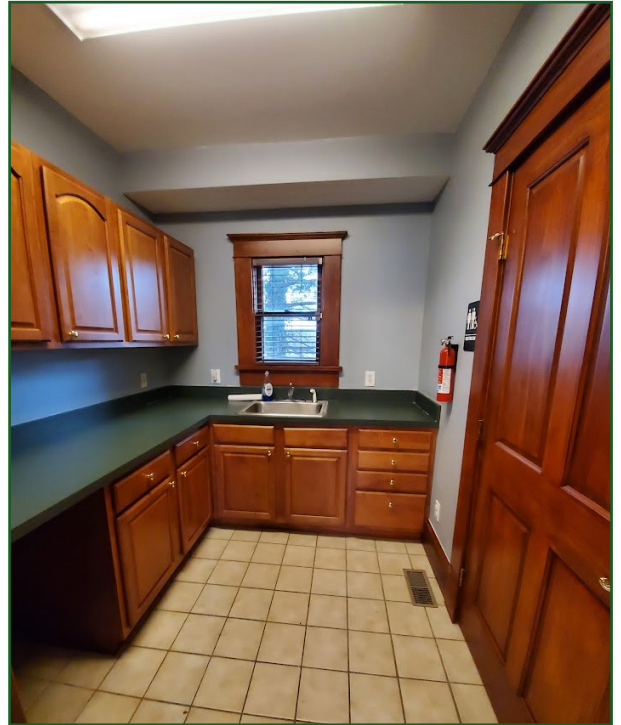
Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2024 MLS and FBS. Prepared by Randy J Best on Friday, April 26, 2024 11:01 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

# 60 Hill Road South, Pickerington, OH 43147

1st Floor Private Office



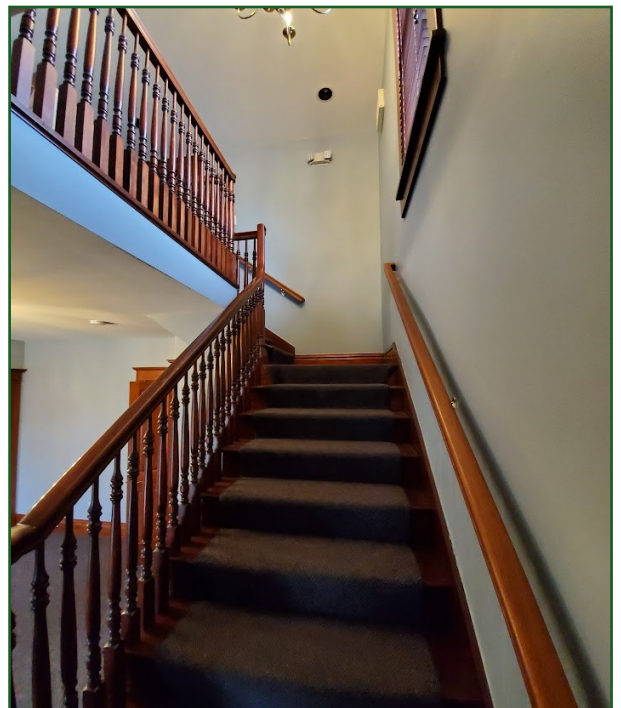
1st Floor Kitchenette



1st Floor Restroom



1st Floor Stairwell



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# 60 Hill Road South, Pickerington, OH 43147

## 2st Floor Private Office



## 2nd Floor Conference Room



## 2nd Floor Restroom



## 1st Floor Media Room



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**Basement Private Office**



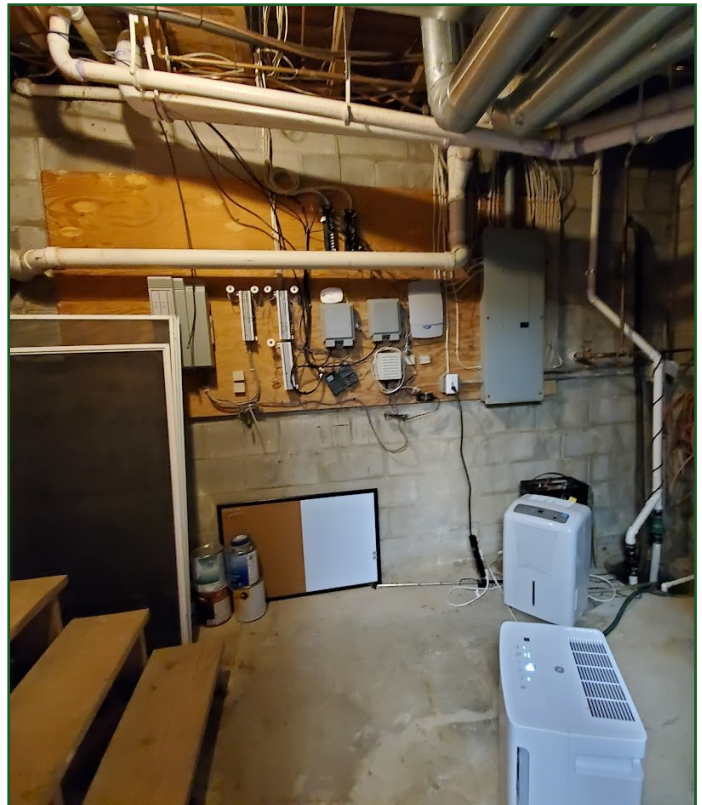
**Basement Open Working Area**



**Basement Stairwell**



**Basement Mechanical Room**



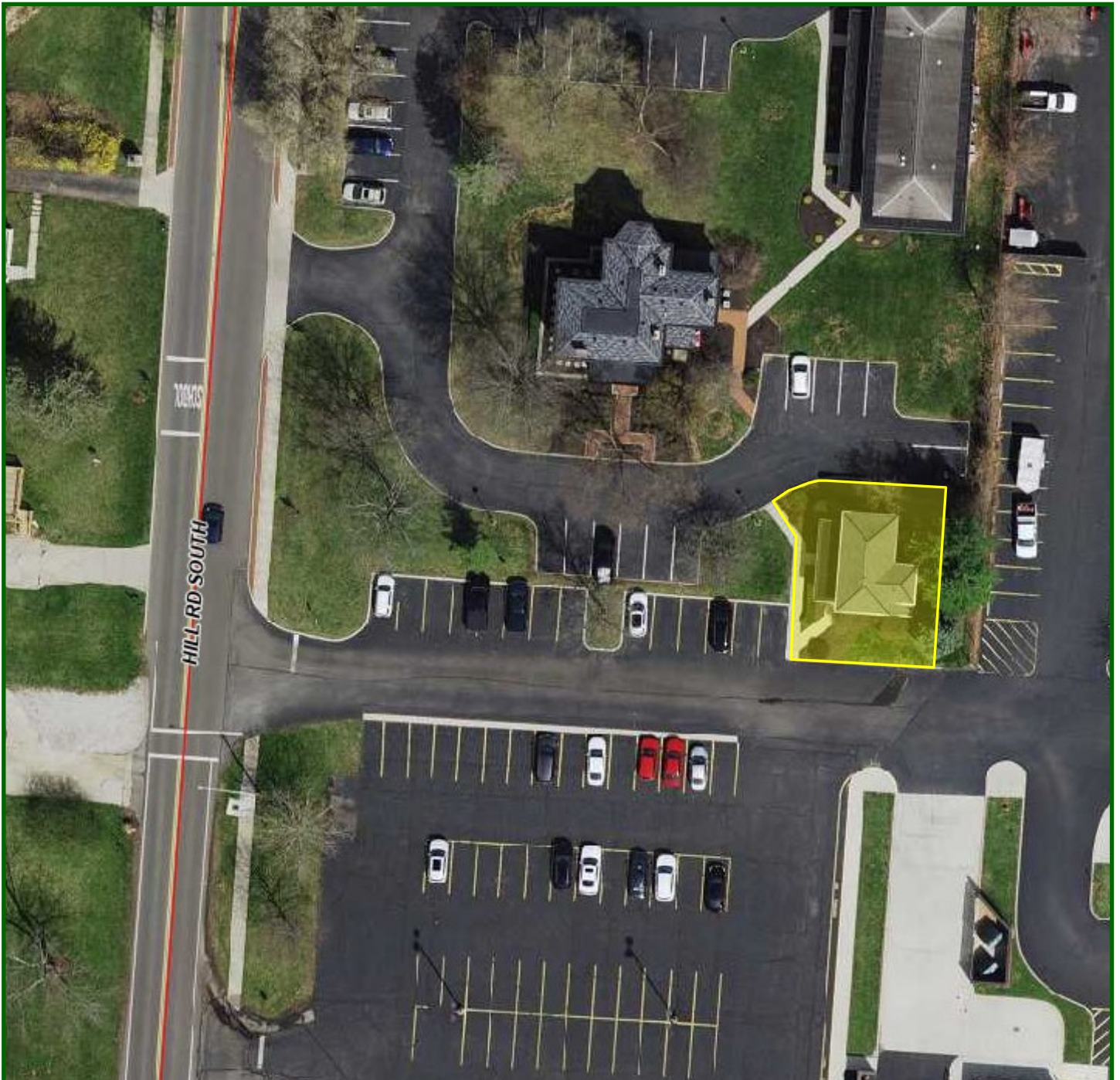
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**Aerial**



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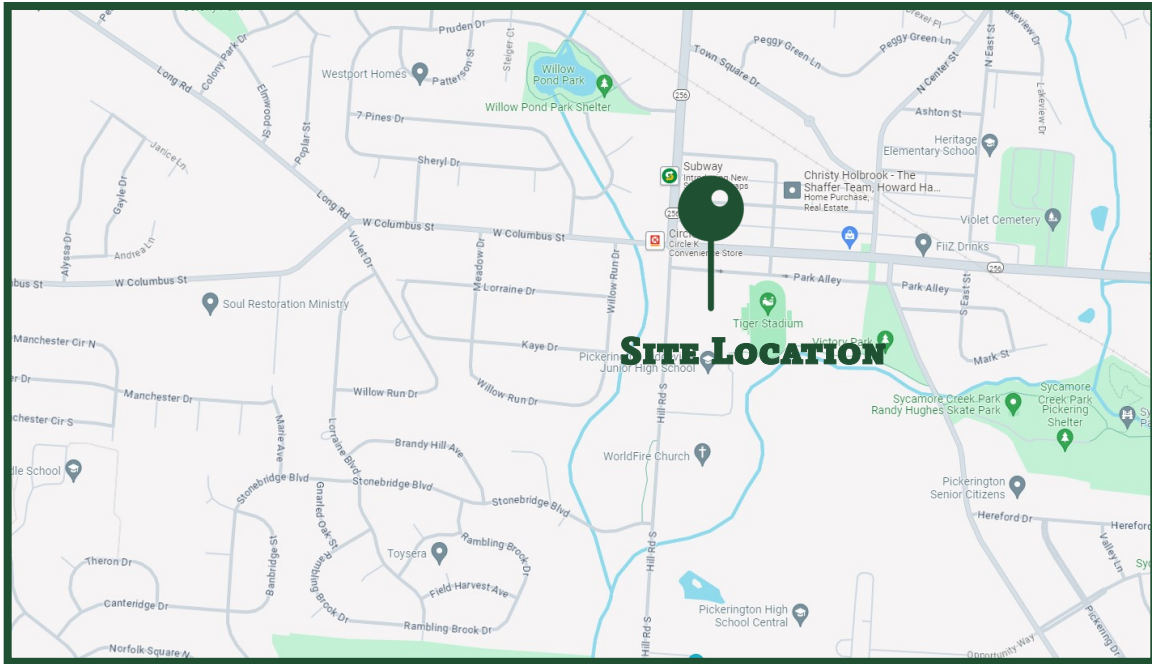
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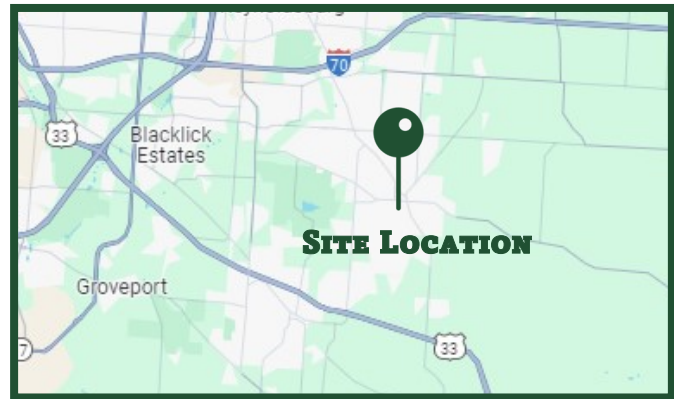


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## NEARBY TRAFFIC COUNT

Street	Avg Daily Volume
HILL ROAD SOUTH- PKALY	7,106
W COLUMBUS ST - CROSS ST	6,260
W COLUMBUS ST- WILLOW RUN DR	5,152



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	5,303	25,027	69,288
Households (2020) 	6,285	15,954	34,281
Avg Household Income (2020) 	\$79,327	\$87,795	\$81,865

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