

FOR SALE



\$850,000

3143 E Main St, Columbus, OH 43213

- Two Buildings: service station approximately +/- 1,416 SF & newer building approximately +/- 3,851 SF on +/- 0.42 acres on high traffic major intersection.
- Larger Building has a Front Showroom Space with Two Offices, and a Large Warehouse in Rear.
- One Overhead Door on Each Building
- Real Estate and building could be used for multiple uses or development.
- High Traffic Corner access on Main Street and James Road.
- Fenced-in Outdoor Storage Areas

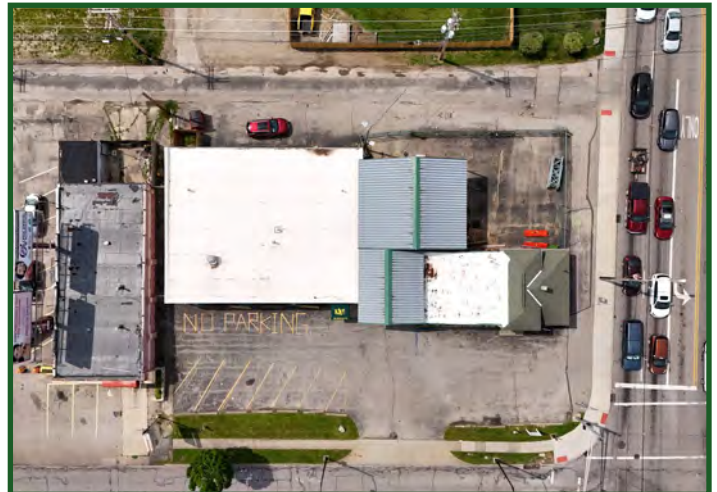


Click Here for Video

BEST CORPORATE REAL ESTATE
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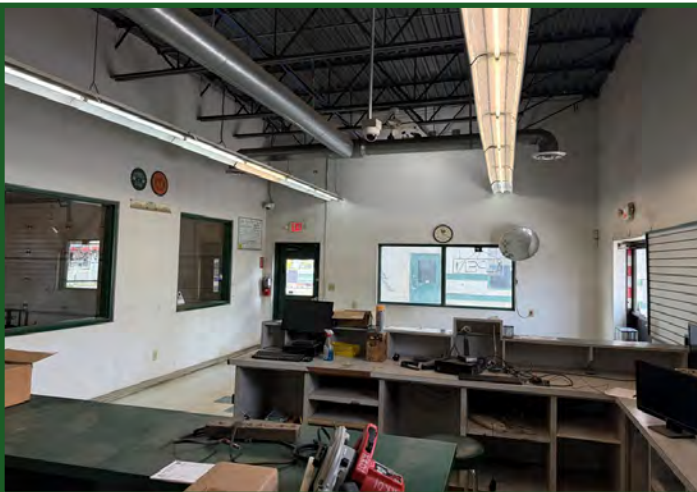
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ASKING PRICE

\$850,000

LAND USE

Small Retail Structure

PARCEL

010-088754-00

BUILDINGS

2

YEAR BUILT

+/-1,416 building year built unknown, +/- 3,851 building year build 1999

SQUARE FOOTAGE (TOTAL)

±5,267 Sq Ft

ACREAGE

±0.42 AC

OCCUPANCY

100%

DRIVE-IN DOORS

2

PARKING SPACES

±

TAXES (2024)

\$13,176.70

TAX DISTRICT

City Of Columbus

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Aerial View

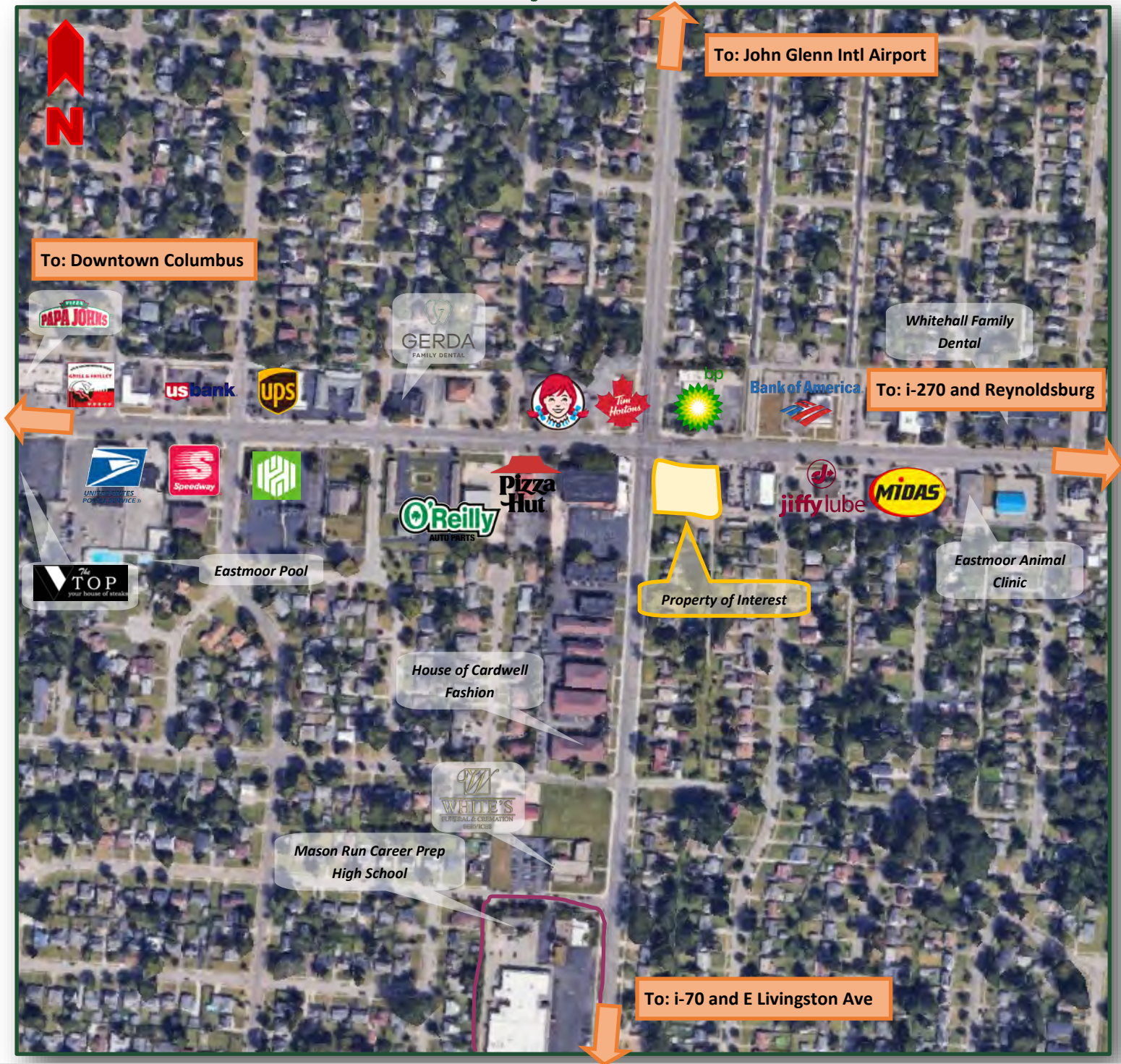


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Nearby Amenities



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TRAFFIC COUNT (2023)

Street	Avg Daily Volume
E Main St - S James Rd	19,725
E Main St - S Everett Ave	22,597
E Main St - S Hampton Rd	26,503
James Road - Dale Ave	22,981

SITE LOCATION



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)		10,952	80,231	170,640
Households (2023)		8,032	40,557	90,093
Avg Household Income (2023)		\$68,656	\$52,279	\$48,251

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