

FOR SALE OR LEASE



\$159,000 OR \$10.68/SF MG

2420 W Broad Street, Columbus, OH 43204

Commercial Building For Sale on W Broad

- Rare opportunity to own commercial real estate in Columbus, Ohio.
- Total of $\pm$ 1,404 Square Feet on $\pm$.0491 Acres.
- Gravel Parking in rear.
- Excellent visibility off of W Broad Street with $\pm$ 18,350 VPD
- Zoned UCT - Urban Center
- Unfurnished Apartment on Second Floor



Click Here For Video 

NOAH KAHKONEN

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VALERIE TIVIN

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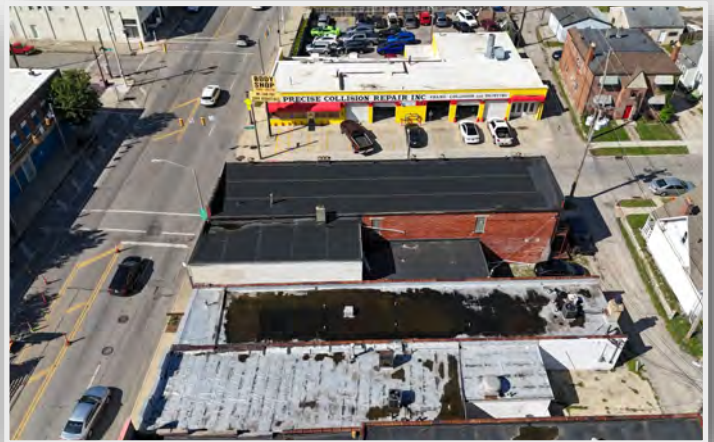
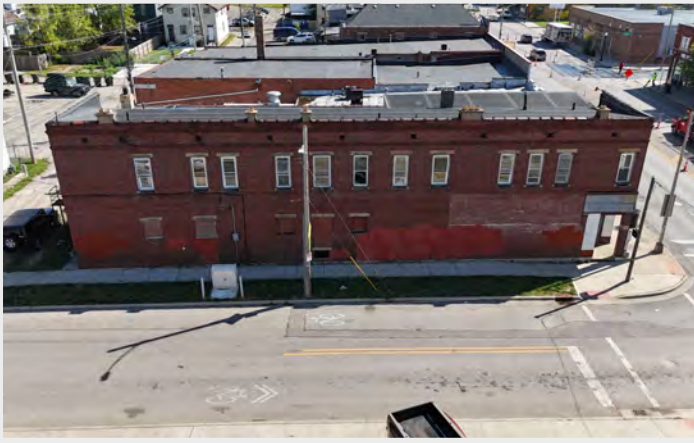
BEST CORPORATE REAL ESTATE

4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.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. *Line Drawings are Approximate*

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Property Information

LEGAL

Legal Property Description:	Commercial For Sale on W Broad
Price:	\$159,000
Parcel Number:	010-034638-00
Occupancy:	0%

LAND

Land Acreage:	± .0491 AC
Current Zoning:	Urban Center - UCT
Jurisdiction:	Columbus

STRUCTURAL

Building Square Footage:	± 1,404 Square Feet
Unit Square Footage:	± 1,404 Square Feet
Floors Above Ground:	2
Year Built:	1900

ADDITIONAL INFO

Drive-in Doors:	1
Lot Specifics:	Frontage Along W Broad Street in Columbus
Parcel Benefits:	Additional Parking in Rear
Fees and Associations:	N/A
Water/Sewer System:	Columbus City
Real Estate Taxes (2024):	\$1,106.66

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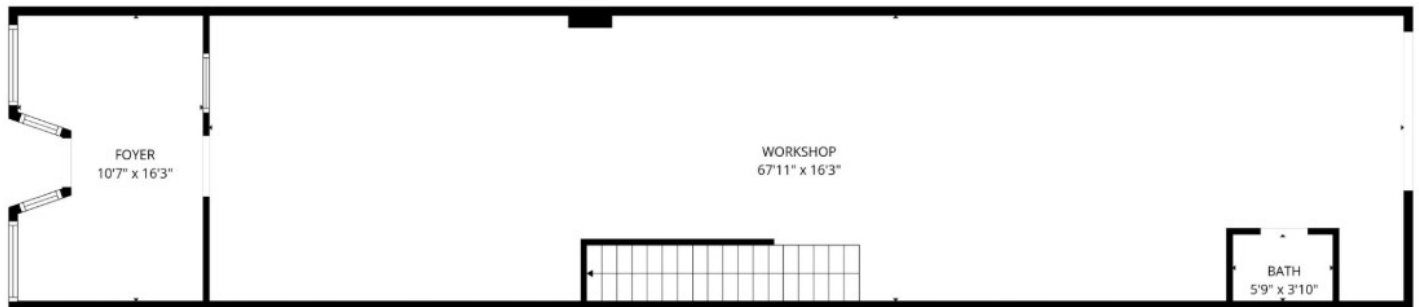


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First Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Parcel View



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Nearby Amenities



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TRAFFIC COUNTS AND AREA OVERVIEW

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1 MILE FROM INTERSTATE 70
AND W BROAD STREET EXIT

1.2 MILES FROM I-70 AND I-670
INTERCHANGE



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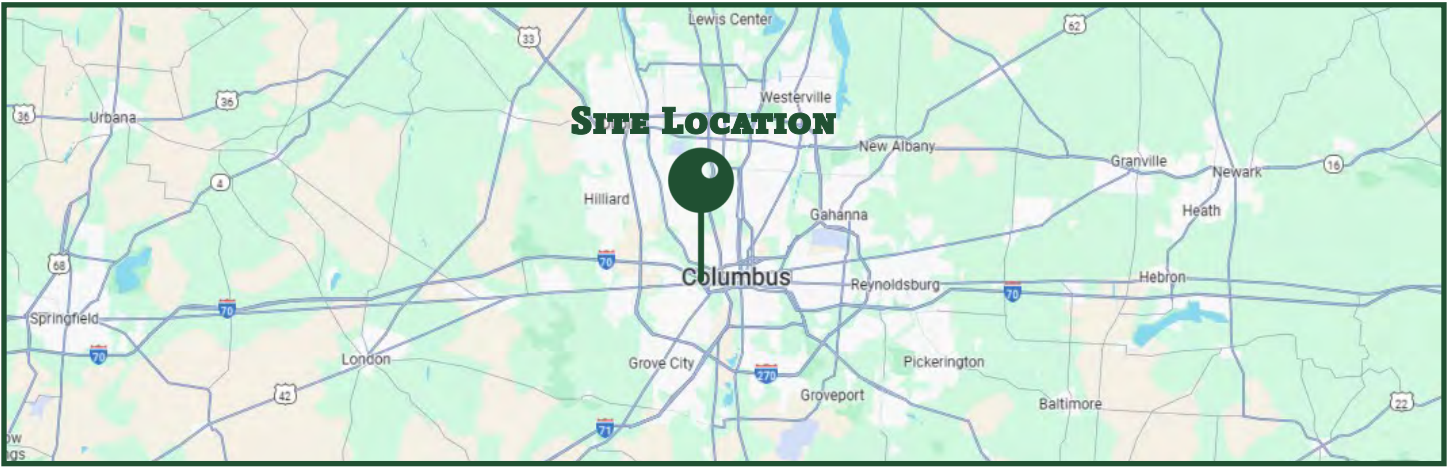


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TRAFFIC OVERVIEW

Street	Avg Daily Volume
W Broad Street (East Bound and West Bound)	18,350
S Eureka Avenue	1,912
N Oakley Avenue	1,988

DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)		14,642	75,412	188,697
Households (2024)		\$36,315	\$44,792	\$53,022
Avg Household Income (2024)		7,122	38,732	92,177

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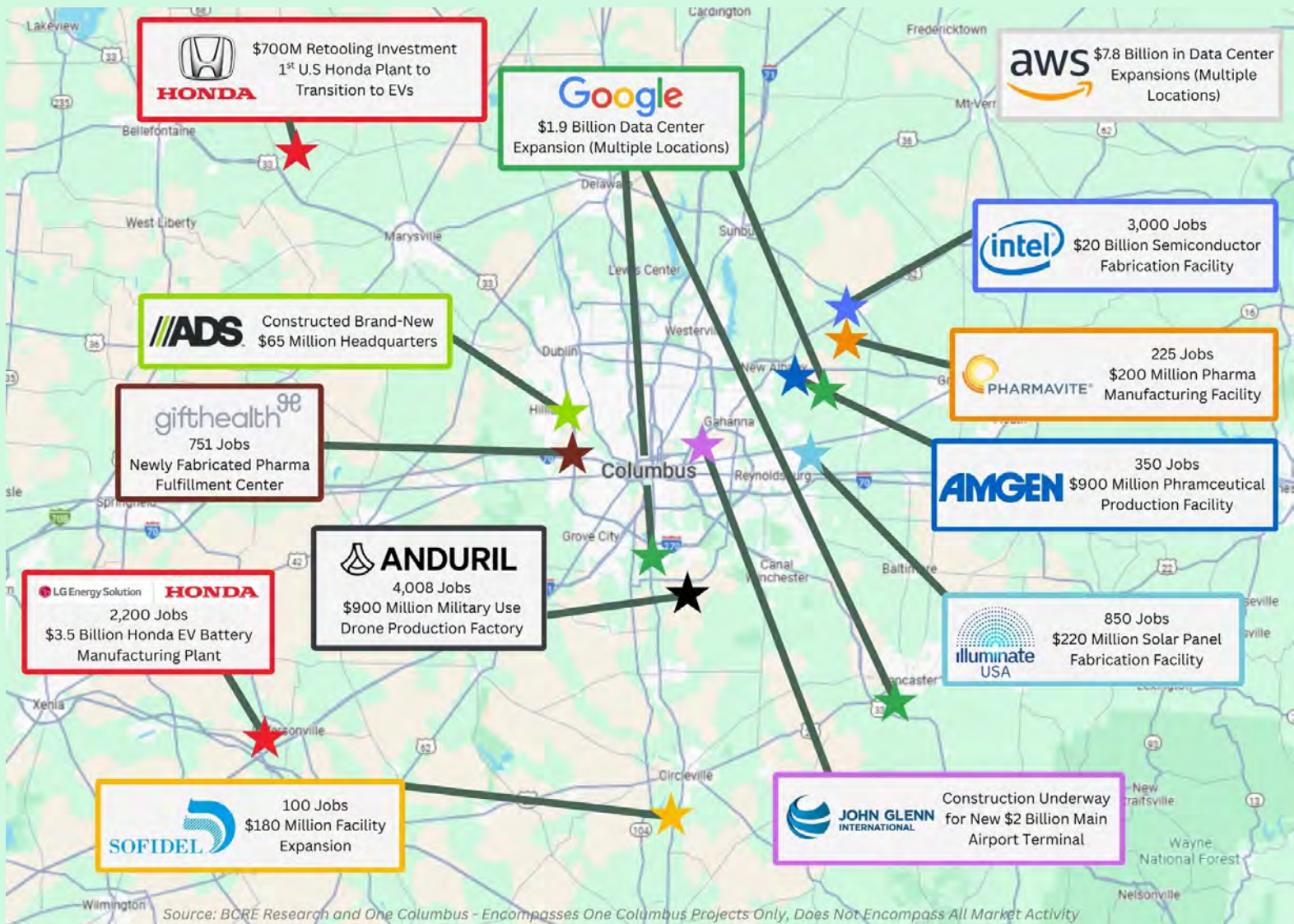
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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