

FOR SALE & LEASE



\$189,900 OR \$22.32/SF MG

2637 Sullivant Ave, Columbus, Ohio 43204

- Former residential property approved for a daycare facility for up to 22 persons.
- Fresh paint and flooring with newer mechanical systems.
- The property has a wheelchair ramp, multiple entries and off street parking.
- The building is +/-1,344 Sq Ft on a 0.125 Ac lot.



BEST CORPORATE REAL ESTATE
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Property Information

LEGAL

Sale Price:	\$189,900
Lease Price:	\$22.32/Sq Ft MG
Possession:	Immediately
Parcel Number:	010-065031-00
Occupancy:	0%
Land Acreage:	+/- 0.125
Current Zoning:	Urban General 1

STRUCTURAL

Building Square Footage:	+/- 1,344
Floors Above Ground:	1
Year Built:	1926
Year Remodeled:	2025

ADDITIONAL INFO

Drive-in Doors:	0
Bathrooms:	2
Basement:	Yes (1/2)
Real Estate Taxes (2024):	\$3,561.94

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*Line Drawings are Approximate

Parcel View



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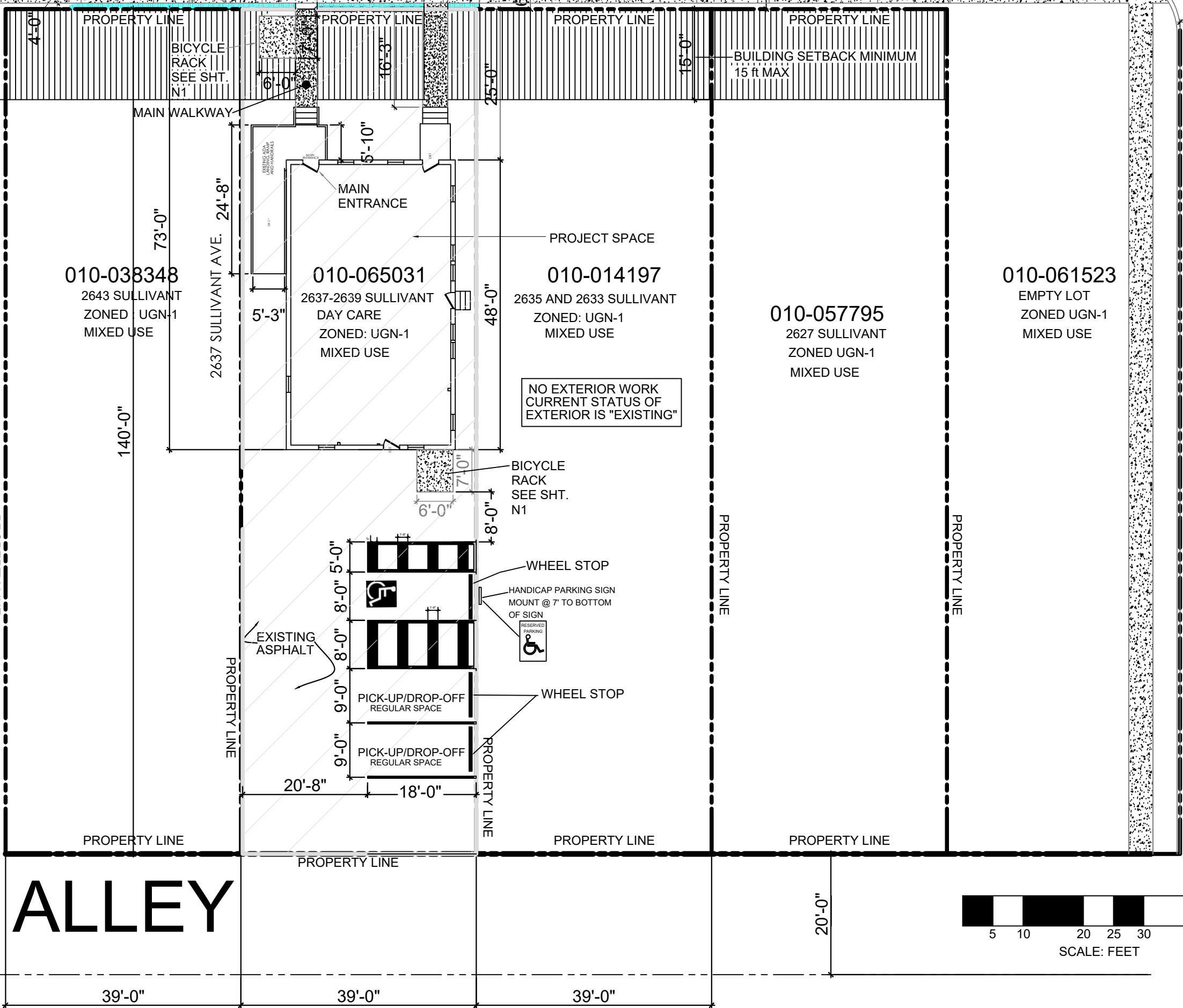
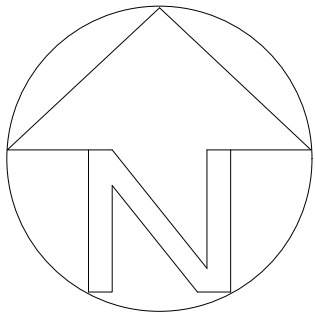




LOCATION MAP

2637/2639 SULLIVANT AVE

SULLIVANT AVENUE



PARCEL NUMBER: 010-065031-00

Scope of Work:
CONVERT FROM OFFICE USE TO DAYCARE
EXISTING BUILDING USE GROUP: B - BUSINESS
NEW USE: E - EDUCATION PER OBC 308.5.1

EXISTING BUILDING CONSTRUCTION TYPE 5B UN-SPRINKLED
NO PROPOSED CHANGE IN CONSTRUCTION TYPE

RAPID KEY ENTRY SYSTEM REQUIRE. , OFC 506.1

SPACE ACTUAL
AREA OF WORK: 1,344 S.F.
TOTAL BUILDING: 1,344 S.F.
OCCUPANCY PER TABLE 1004.5
FOR CLASSROOM AREA 738 SF/35 = 22 PERSONS

PICK UP / DROP-OFF
DROP-OFF TIME : 6:30a - 8:00a
PICK UP TIME : 3:00P - 6p

THE PROJECT WILL COMPLY WITH
SECTIONS SCREENING; 3312.39
STRIPING/MARKING; 3312.43

SITE DATA:
SITE AREA: 5,460 SF (.1253 ACRE)
CITY: COLUMBUS
COUNTY: FRANKLIN
TOTAL DISTURBED AREA: N/A
TOTAL IMPERVIOUS DISTURBED: 0 SF
PRE-DEVELOPED IMPERVIOUS AREA: 2,612.85 SF (.0599 ACRE)
POST-DEVELOPED IMPERVIOUS AREA: 2,612.85 SF

FLOODPLAIN TABLE
FIRM PANEL NUMBER: 39049C0304K
EFFECTIVE DATE: 6/17/2008
FLOOD ZONE: X
NO FLOODWAY OBSTRUCTION

CITY OF COLUMBUS
SITE COMPLIANCE APPROVAL
Date: 10/8/2025
App#: 25345-00000
Engineering Review By: Priebe, Kelsey R.
Note:



D.L.B. Architect, LLC
Architect & Planner
2337 Marblevista Blvd
Columbus, Ohio 43204
Phone: 614-582-2454
email: dlbarch@gmail.com

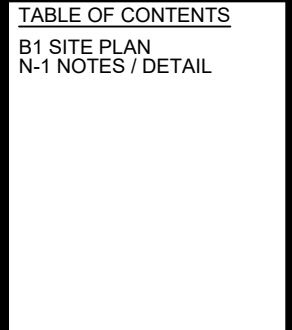


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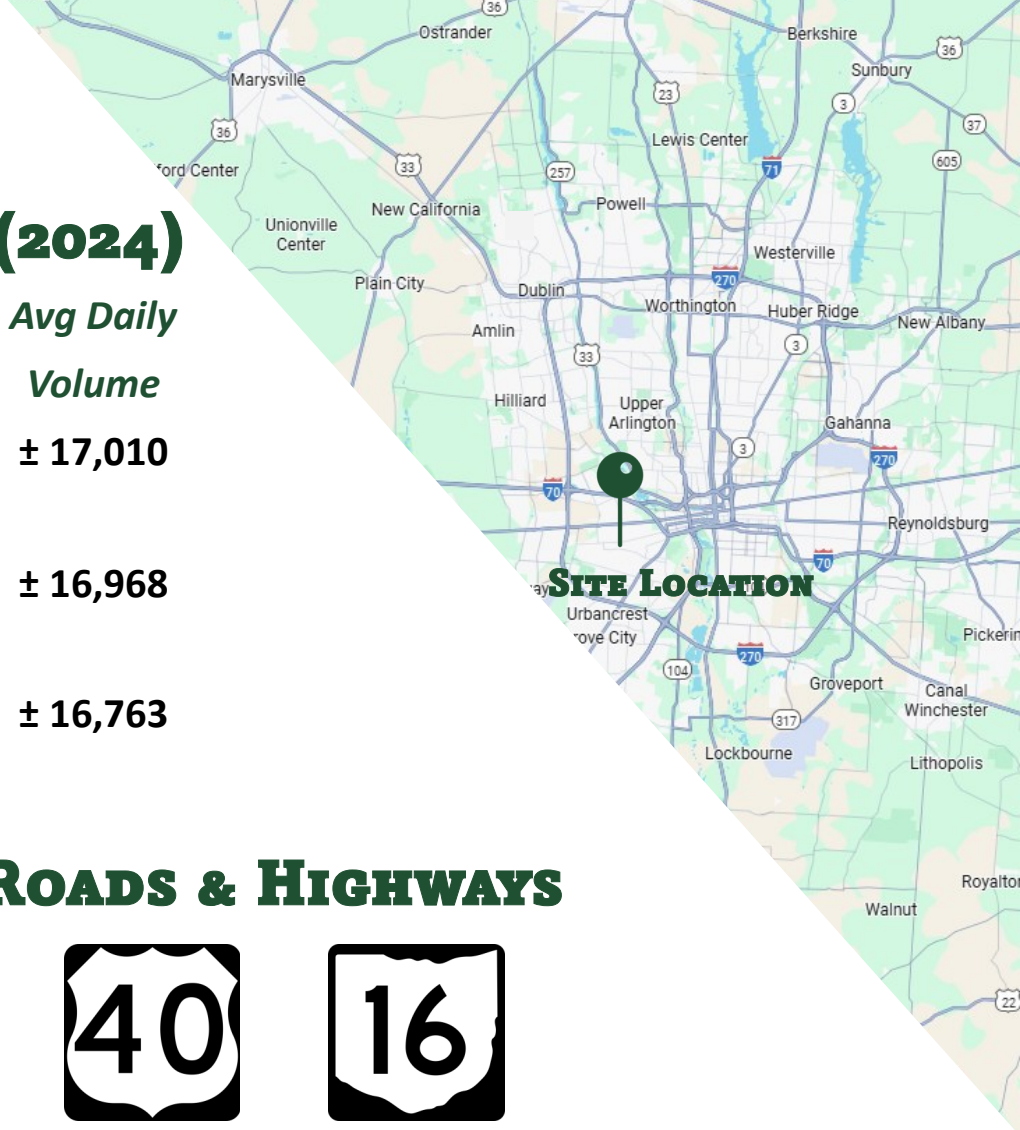
SCALE:

SHEET:

B1

TRAFFIC COUNT (2024)

Street	Avg Daily Volume
Sullivant Ave - S Burgess Ave	± 17,010
Sullivant Ave - S Ogden Ave	± 16,968
Sullivant Ave - S Harris Ave	± 16,763



NEARBY MAJOR ROADS & HIGHWAYS



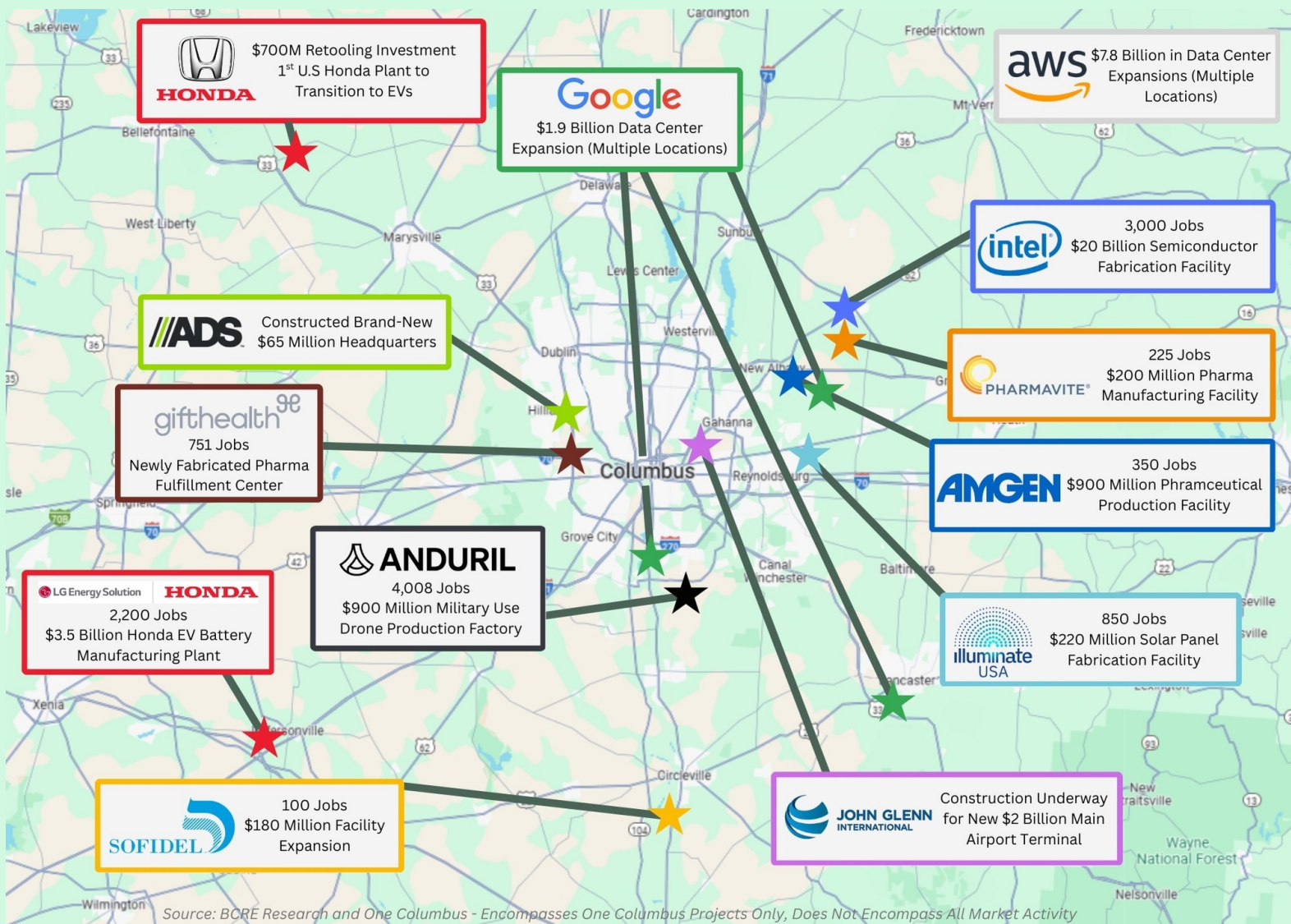
DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)		± 17,106	± 77,031	± 179,369
Households (2023)		± 9,132	± 38,629	± 92,367
Avg Household Income (2024)		\$42,158	\$41,058	\$51,221

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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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