

FOR SALE

\$495,000



FOR LEASE

\$11.75/SF MG

1925 E Livingston Avenue, Columbus, OH 43209

Industrial/Office For Sale or Lease in Columbus

- Total Building square footage includes \pm 4,061 SQ FT
- Fenced-in parking available in rear
- Located at the corner of East Livingston Avenue and Alum Creek Drive, behind the gas station
- Leasable area includes: 7 offices, 4 restrooms, 2 kitchen areas, reception, a conference room, and garage area along with a 10' overhead drive in door
- Space is devisable to accommodate leasable areas
- Lots of different uses for this flexible space
- See floor layout page attached



Click Here For Video 

VALERIE TIVIN

PHONE: 614-559-3350 EXT 110

EMAIL: VTIVIN@BESTCORPORATEREALESTATE.COM

JUSTIN BOEHLKE

PHONE: 614-559-3350 EXT 122

EMAIL: JBOEHLKE@BESTCORPORATEREALESTATE.COM



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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Reception, Waiting Room, and Middle Offices



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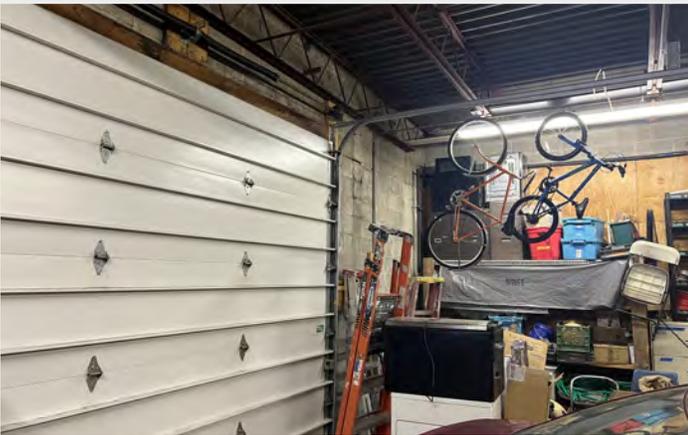


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Garage, Rear, and Back Offices



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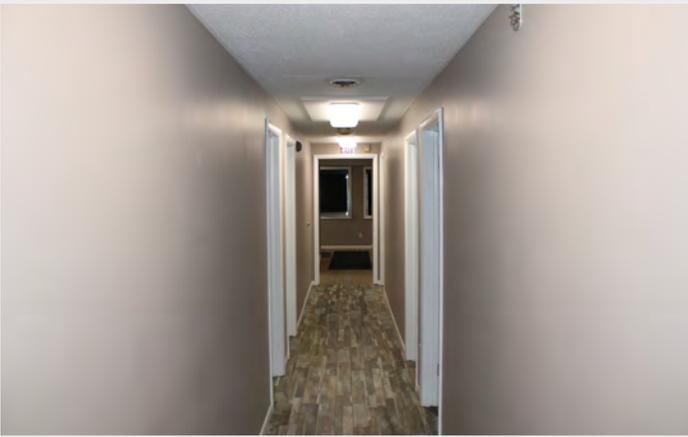


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Front Offices, Conference Room, and Kitchen



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Property Information

LEGAL

| | |
|-----------------------------|---|
| Legal Property Description: | Office For Sale or Lease in Columbus, Ohio |
| Price: | \$495,000 or \$11.75/SF MG |
| Parcel Number: | 010-095078 |
| Occupancy: | Owner is Leaving |

LAND

| | |
|-----------------|--------------------------|
| Land Acreage: | ±0.37 AC |
| Current Zoning: | Office/Commercial |
| Jurisdiction: | Office |

STRUCTURAL

| | |
|--------------------------|----------------------------|
| Building Square Footage: | ± 4,061 Square Feet |
| Leasable Square Footage: | ± 4,061 Square Feet |
| Space Divisible? | Yes |
| Floors Above Ground: | 1 |
| Leasable Area Includes: | Entire Building |
| Garage: | 10' Drive-in Door |

ADDITIONAL INFO

| | |
|---------------------|--|
| Tenant Pays: | Utilities and Repairs Under \$500 |
| Lot Specifics: | Gated Parking Lot in Rear |
| Parcel Benefits: | Easy Access and Ample Parking |
| Water/Sewer System: | Columbus |

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For Sale - Entire Building Floor Plan



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Example of a Possible Divisibility



Front Entryway

Side Entrance

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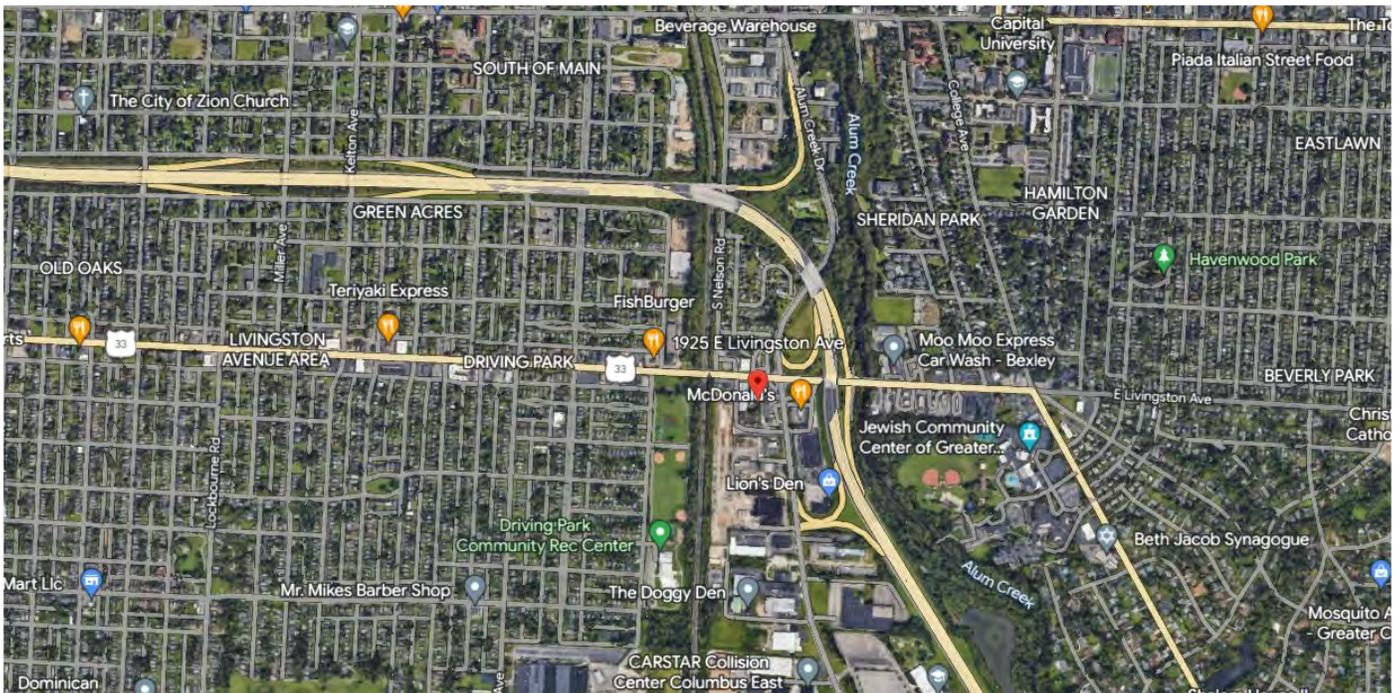


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Parcel View



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TRAFFIC COUNTS AND AREA OVERVIEW

*Line Drawings are Approximate



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**CLOSE PROXIMITY TO I-70 AND
NEAR FREEWAY ON/OFF RAMPS**

**EASY ACCESS FROM E LIVINGSTON
AVENUE/US ROUTE-33**

**AMPLE FOOD/AMENITIES WITHIN
1 MILE RADIUS**

**EXCELLENT AMOUNT OF SPACE
AVAILABLE FOR LOCATION**

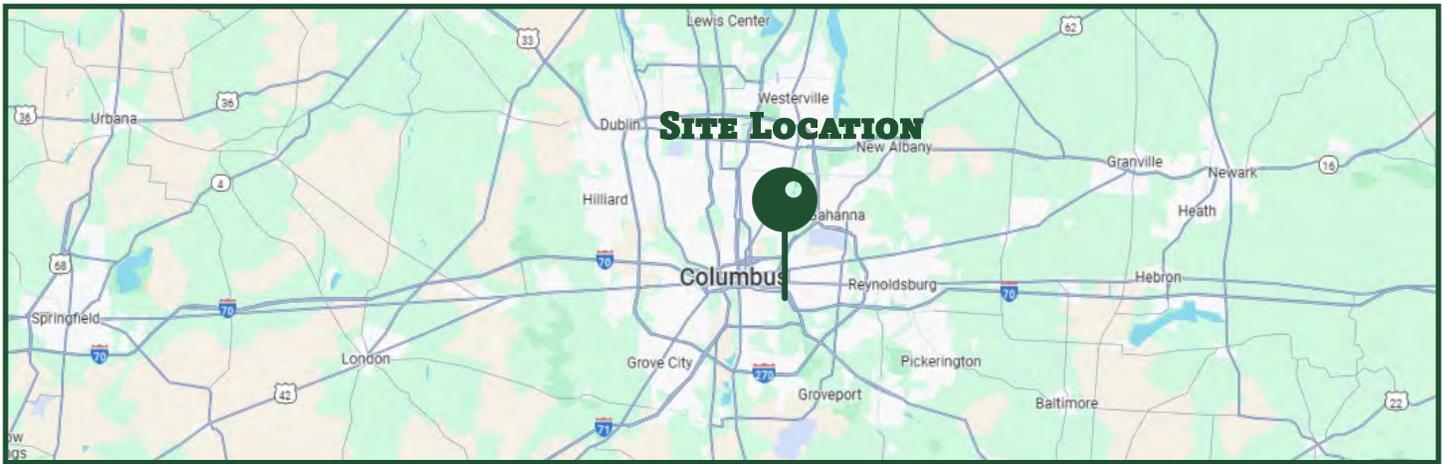
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TRAFFIC OVERVIEW

| <i>Street</i> | <i>Avg Daily Volume</i> |
|----------------------------|-------------------------|
| E Livingston Avenue | ± 21,050 |
| Alum Creek Drive | ± 22,380 |
| S Nelson Road | ± 6,212 |



DEMOGRAPHICS

| | | WITHIN 1 MILE | WITHIN 3 MILES | WITHIN 5 MILES |
|-----------------------------|---|-----------------|-----------------|-----------------|
| Population (2024) |  | 8,752 | 82,655 | 174,055 |
| Households (2024) |  | 6,025 | 44,615 | 78,797 |
| Avg Household Income (2024) |  | \$48,806 | \$50,313 | \$45,273 |

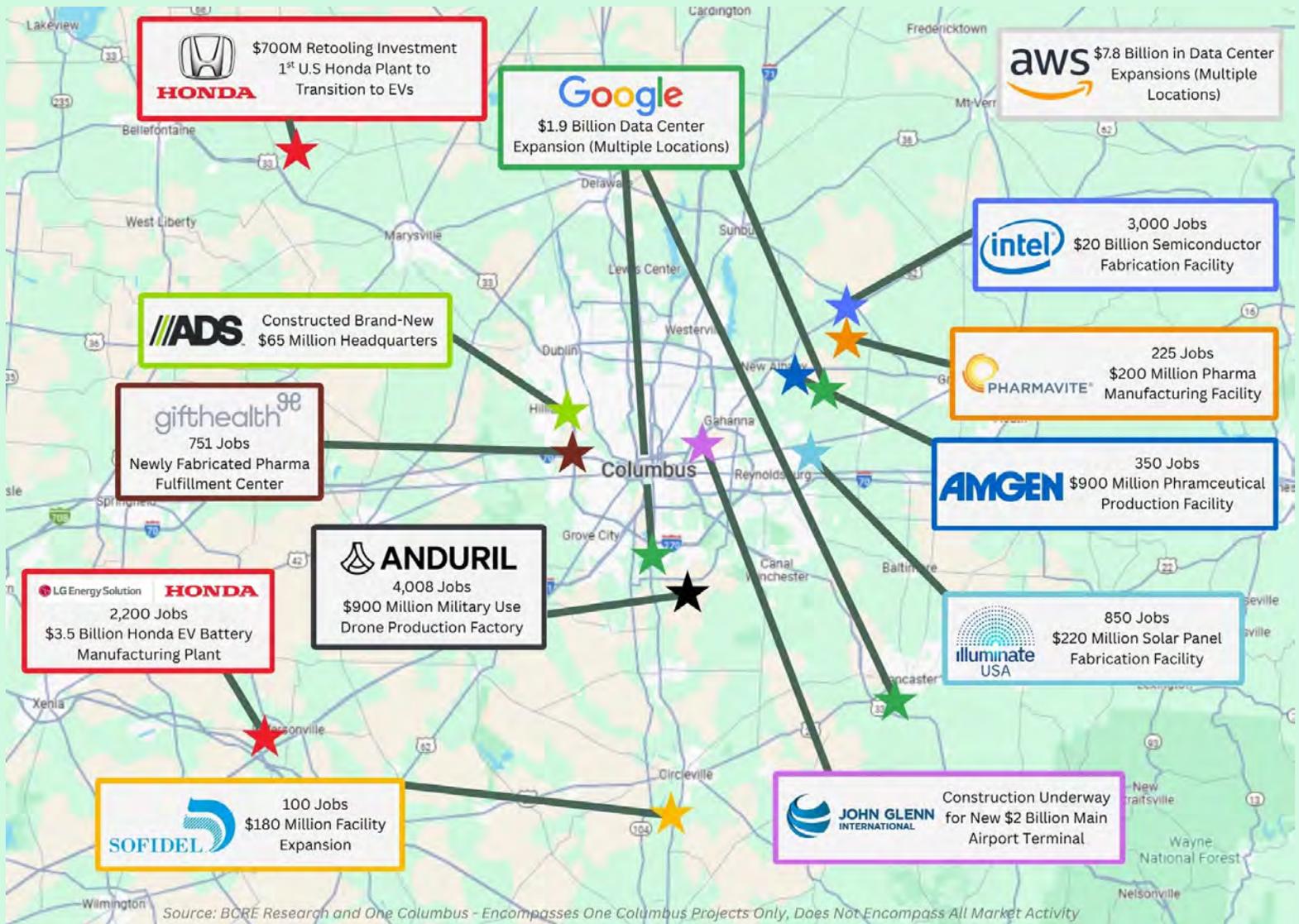
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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