



**1394 COURTRIGHT ROAD, COLUMBUS, OHIO**

**FOR SALE: \$649,900**



**Property Features:**

- Office/warehouse
- 24,682 Total SQ FT
- 3.1 Acres
- 3 Buildings with ample parking
- Excellent condition
- Reception area, conference room, many training rooms, 8-10 offices, kitchenette
- Fenced in rear yard area
- Ceiling height 15-18 feet with peak 33 feet
- Floor drains in warehouse
- 3 Phase Electric



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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.

**Buyer Full Report****Industrial**

MLS#: 213005962

Status: **Active**  
List Agr Type: ERSLP: \$ 649,900  
Photos: 18  
VT:Parcel #: 010-109366-00  
Use Code:Previous Use:  
Zoning:For Sale: Yes      For Lease: No  
Occupancy Rate:For Exchange: No  
Mortg Balance:Gross Inc: \$0  
Total Op Exp: \$0  
NOI: \$0Condo Fee:  
Addl Acc Cond : NONEKNOWNTaxes (Yr): \$20,064 / 2011  
Assessment:Tax Incentive:  
Possesion:**General Information**Address: 1394 Courtright Rd  
Between Street: East Livingston & April Lane  
Complex:  
Distance to Interchange:Unit/Suite:  
City: Columbus  
County: Franklin  
Multi Parc:Zip: 43227  
Corp Limit: Columbus  
Township: None  
Near Interchange:**Building Information**Tot Avail SqFt: 24,682  
Tot Bldg SqFt:  
# Flrs Abv Gnd: 1  
# of Docks: 0  
Year Built: 1955  
Min Ceiling Ht:Min SqFt Avail: 24,682  
Acreage: 3.100  
# of Units:  
# of Drive-In Doors: 0  
Year Remodeled:  
Max Ceiling Height:Max Cntg SF Avail: 24,682  
Lot Size:  
Parking:  
Bay Size:  
Bldg Depth:  
Office SqFt: 8,639

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

**Financials**Lease Rate \$/SqFt: \$0  
Exp Paid By: L      T Reimburse L      T Contracts Directly  
ALL  
RE Taxes:  
Bldg Insurance:  
Utilities:  
Maint/Repairs:  
Janitorial:  
CAM:  
Cu Yr Est \$/SFTerms Desired:  
  
Will Landlord Remodel:  
Finish Allowance/SqFt:  
Pass-Thru of Exp ovr Base Yr:  
Exp Stop:**Features**

Primary Photo Source: Realtor Provided(Time limited)

**Property Description**

Great office/warehouse building for many uses. Property has 3 buildings on one lot &amp; provides for a lot of parking. Bldg is in excellent condition. Space for recep area, conference rm, many training rms, kitchenette, 8-10 offices, warehouse facility complete w/storage rms, break rm, training rooms, a 2story mezzanine area approx 3000 sq ft, drive in 2 drs. Larger building approximately 16,000 sq ft, 2 smaller buildings, 2700&amp;6000 sq ft, ceiling hght 15'-18'w/33 ft peak, 3 phase electric

**Sold Information**

Sold Date:

SP:



213005962

1394 Courtright Rd

\$ 649900







## **Disclaimer And Confidentiality Agreement**

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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