

FOR SALE



\$350,000

592 Mulberry Street, Blacklick, OH 43004

Residential/Potential Office Building For Sale

Two Parcels Total for Sale: 170-000398 and 170-000399

- Easily convertible into an office space.
- Property is zoned consumer service and residential in Jefferson Township.
- Would be possible to have a warehouse/commercial building built on the site.
- Garage attached to the building is set up for mechanical use.



Click Here for Video

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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.

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Property Information

LEGAL

Legal Property Description: Residential/Consumer Service
Past Use: Residential
Occupancy: 100%
County: Franklin
Township: Jefferson Township

LAND

Land Acreage: 0.37
Current Zoning: Residential/Potential Commercial
Parcel #'s 170-000398 and 170-000399

STRUCTURAL

Building Square Footage: 2,048 Sq Ft
Roofing: Shingles
HVAC: Gas Heat/No Central Air
Electrical: AEP
Water: Jefferson Township

ADDITIONAL INFO

Bedrooms: 5
Bathrooms: 2
Basement: Full
Garage: 2 Car
Year Built: 1924

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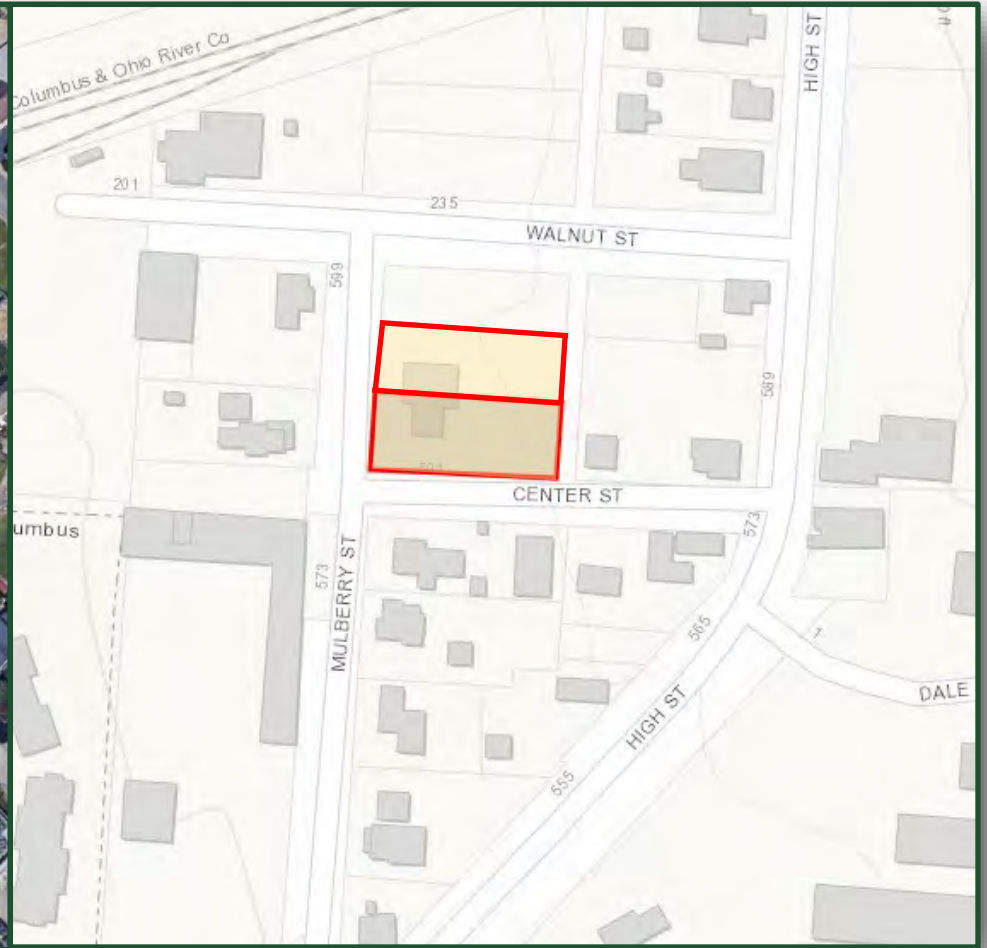


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Parcel View



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Aerial

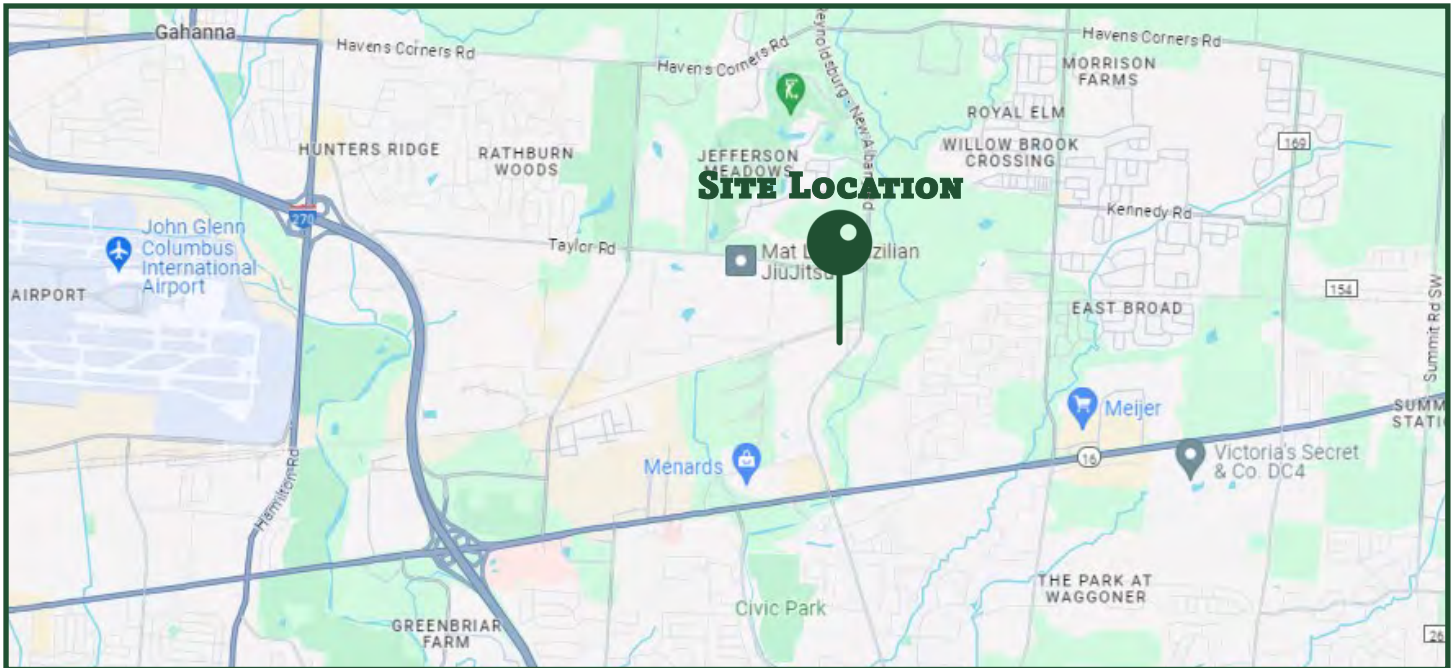


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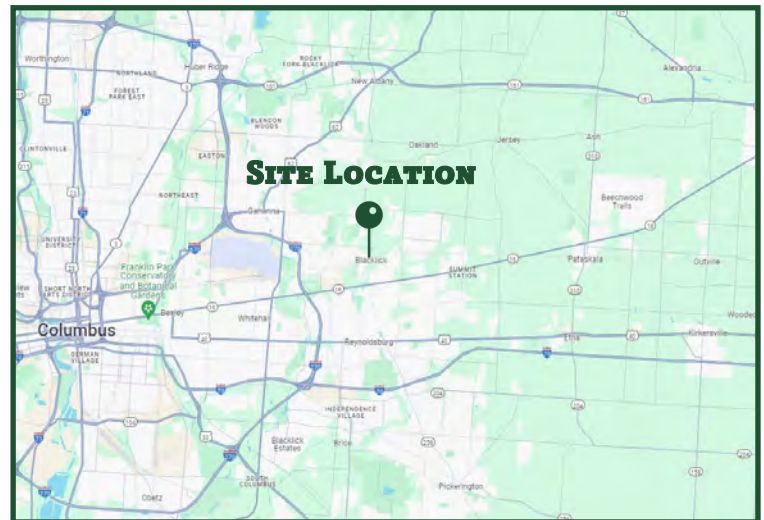


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TRAFFIC COUNT

Street	Avg Daily Volume
BLACKLICK RIDGE BLVD	5,311
SOUTHBOUND REYNOLDSBURG ROAD	13,839
REYNOLDSBURG-NEWALBANY ROAD NORTHBOUND	17,594



DEMOGRAPHICS

	Population (2020)	Households (2020)	Avg Household Income (2020)
WITHIN 1 MILE	5,248	7,754	\$60,482
WITHIN 3 MILES	44,916	27,264	\$61,811
WITHIN 5 MILES	104,510	44,359	\$60,566

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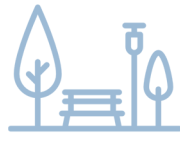



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Regional Overview

Gahanna, recognized as one of Ohio Magazine's 'Best Hometowns,' boasts over 750 acres of parkland, vibrant neighborhoods, and ample opportunities for business growth. Its rich heritage and diverse community create a welcoming atmosphere with unique historic sites, excellent dining options, eclectic shops, and expansive green spaces. Just eight miles from downtown Columbus and a short drive from John Glenn International Airport, Gahanna is ideally situated for both business and leisure travelers. Emphasizing community, family, and enjoyment, Gahanna hosts numerous seasonal and special events throughout the year. Explore Creekside Park, featuring picturesque waterfalls, paddleboat rides, and a variety of dining options. Discover the Ohio Herb Center, tour local wineries, and attend exciting premier events.



 35,715 Residents (2024)	 14,353 Households (2024)	 \$89,945 Median Income (2024)
 7.33% Growth Rate to Year Prior (2024)	 50 (774 AC) Parks	 \$256,868 Median Home Value (2024)

Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM www.gahanna.gov and Visit Gahanna

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

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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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