

FOR SALE



\$331,000

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
Exterior	Vinyl Siding
HVAC:	Natural Gas Radiant Heat
Electrical:	AEP
Water:	Jefferson Township

ADDITIONAL INFO

Bedrooms:	5
Bathrooms:	2
Basement:	Full
Useable Space:	4 Floors
Garage:	2 Car
Parking:	6 Spots
Year Built:	1924

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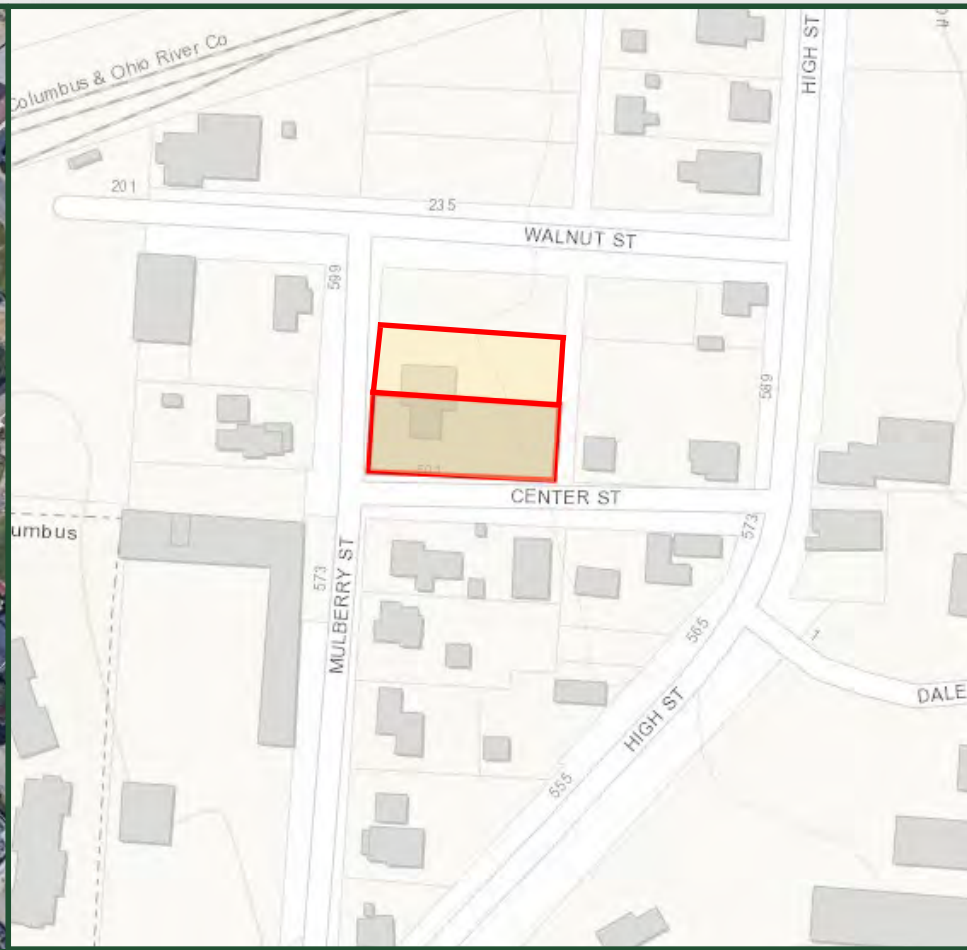
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Parcel View



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Aerial

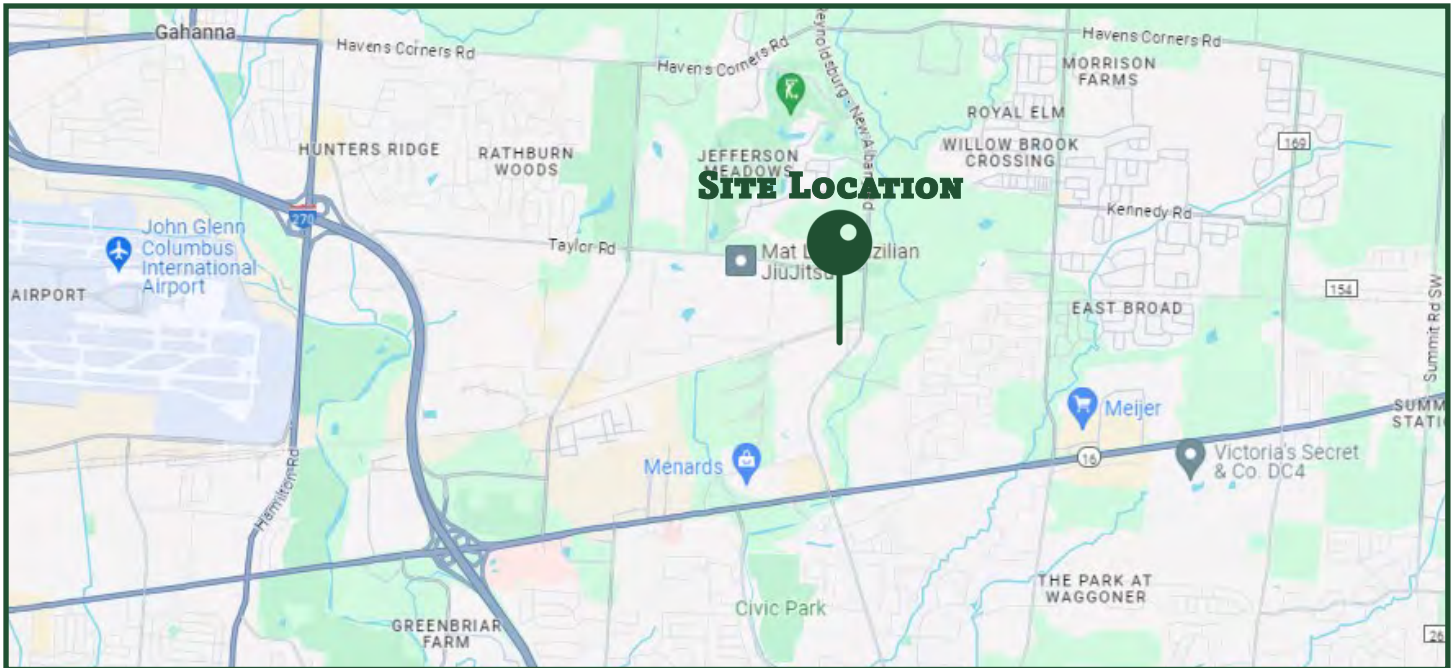


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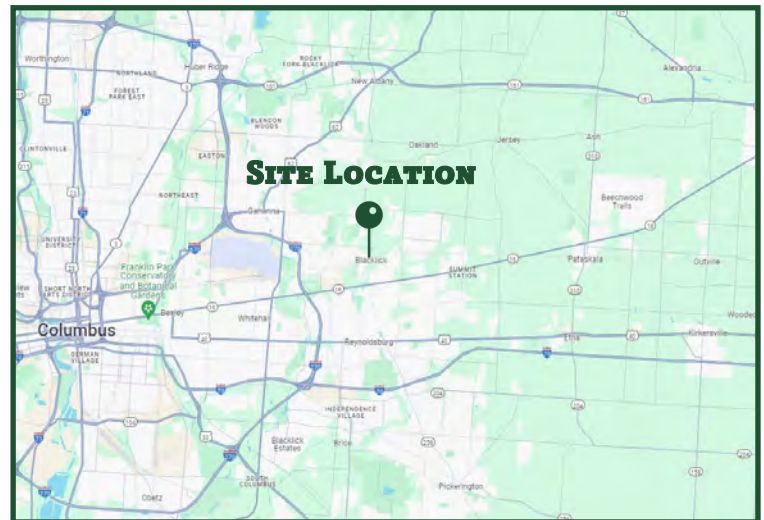


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TRAFFIC COUNT

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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Jefferson Township Zoning Information

SECTION 560 – COMMUNITY SERVICE DISTRICT (CS)

Section 560.01 – Purpose

The Community Service District (CS) is intended to provide suitable areas for the location of large retail and commercial uses, which serve the needs of Jefferson Township and surrounding communities. Because of the size, scope and/or intensity of uses permitted, the CS should not be located adjacent to or in close proximity to residential areas. Direct access to arterial roads or abutment to industrial areas is a prerequisite for rezoning to the CS.

Section 560.02 – Permitted Uses

- A) The following uses shall be permitted in the CS, provided all the development requirements of this section are met:

444	Building Materials Dealers
511	Publishing
441110	New Car Sales
441120	Used Car Sales
441210	Recreational Vehicle Dealers
441228	Motorcycle, ATV and All Other Motor Vehicles Dealers
447110	Gasoline Stations with Convenience Stores
512131	Motion Picture Theatres (except Drive-Ins)
532299	All Other Consumer Goods Rental (provided all outside storage areas are totally screened from view from and Residential District, Planned Residential District or Suburban Office District)
532310	General Rental Centers (provided all outside storage areas are totally screened from view from and Residential District, Planned Residential District or Suburban Office District)
721110	Hotels (except Casinos) and Motels
811111	General Automotive Repair (incidental to automotive sales or gasoline service stations)
	Retail stores which exceed the maximum square footage limits of the NC District of Article V; Section 550.02 (except adult entertainment retail stores)

- B) All repair facilities listed as a permitted use must meet the following standards, along with the development standards applicable to this Section:

- 1) All work is performed indoors.
- 2) There is no outside storage.
- 3) No inoperable vehicles are parked outside the building.
- 4) The proposed repair facility is located more than one hundred (100) feet from any Residential District or Planned Residential District, or, the written consent of all residential property owners with one hundred (100) feet is provided.

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Jefferson Township Zoning Information

Section 560.03 - Conditional Uses

The following uses may be allowed in the Community Service District, subject to approval in accordance with Article X, Sections 1020.03, 1020.04 and 1020.05.

236	General Building Contractors
238140	Masonry Contractors
238210	Electrical Contractors and Other Wiring Installation Contractors
238220	Plumbing, Heating and Air-Conditioning Contractors
238350	Carpentry Work (except framing)
238990	All Other Specialty Trade Contractors
441110	New Car Dealers
441120	Used Car Dealers
441228	Motorcycle, ATV and all other motor vehicle dealers
561730	Landscaping Services
811192	Car Washes

- A) All outside storage areas for any of the above listed permitted uses, provided that such outdoor storage areas shall be totally screened from view from any Residential District, Planned Residential District or Suburban Office District.
- B) Game rooms, pool rooms and associated uses, provided that:
- 1) A complete schedule of hours of operation is submitted with the conditional use permit. The hours of operation shall be adhered to. Changes in hours of operation shall require an amended conditional use permit.
 - 2) A plan for supervision of the facility, including hours of supervision, number of supervisors, and type of supervision that is provided.

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ARTICLE V: STANDARD DISTRICT REGULATIONS

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Jefferson Township Zoning Information

Section 560.04 - Development Standards

In addition to the provisions of Article VIII - General Development Standards, the following standards for the arrangement and development of land and buildings shall be required in the CS:

A) Lot Area/Coverage

A minimum lot size of one (1) acre shall be required. Larger lot sizes may be necessary to provide the yard space required by this Resolution.

B) Lot Width

- 1) A minimum lot width of one hundred (100) feet at the building line shall be required.
- 2) All lots shall front and abut on a public street for a minimum distance of sixty (60) feet.

C) Side Yards

For structures located in the CS, there shall be a side yard of not less than fifty (50) feet on each side of any structure located on the lot.

D) Rear Yard

- 1) For structures located in the CS, the rear yard shall be no less than twenty percent (20%) of the lot depth or fifty (50) feet, whichever is greater.
- 2) A use to be serviced from the rear shall have a service court, alley or combination thereof not less than forty (40) feet wide in addition to the required minimum rear yard setback listed above.

Section 560.05 - Supplementary Development Standards

The following Development Standards shall apply to all Community Service uses:

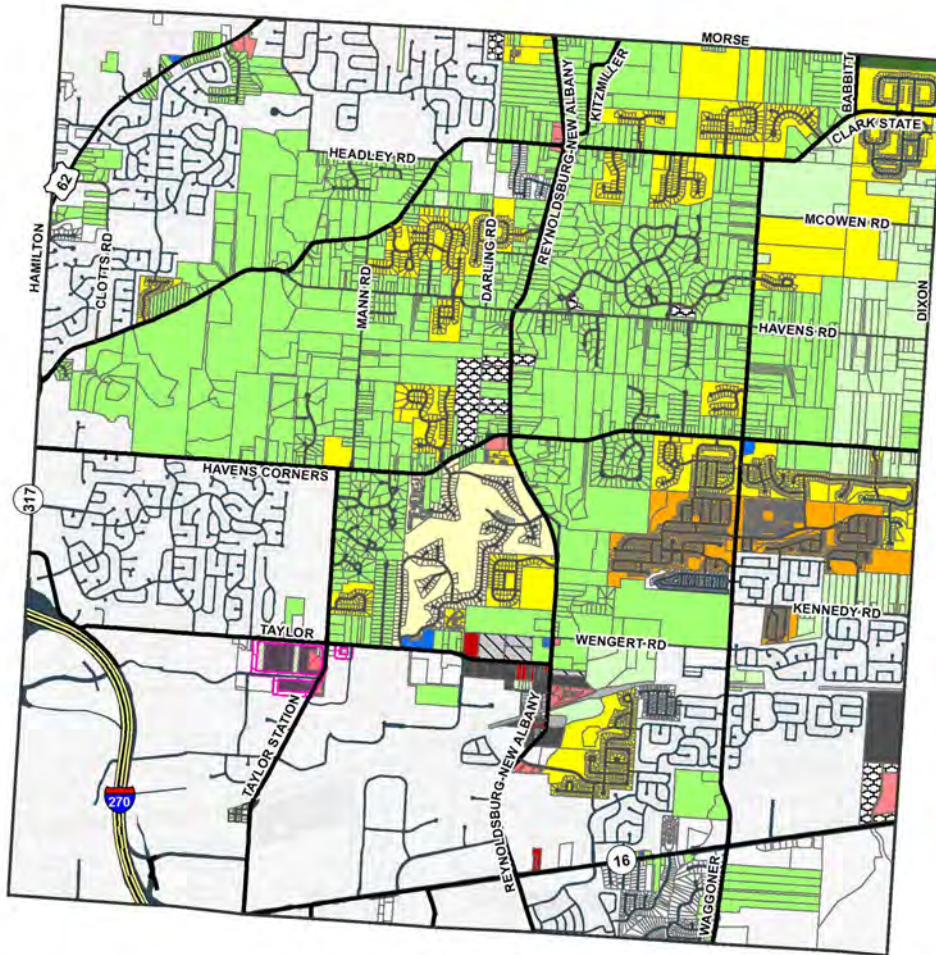
- A) All yard areas shall be planted with grass or natural vegetation and shall be properly maintained, and screened from the view of adjacent residential and office areas.
- B) Repair and service of automotive and marine items shall be conducted wholly within an enclosed structure permanently located on the lot.
- C) All exterior lighting shall be designed to prevent direct glare on adjoining residential zoning.
- D) The required parking setback shall be established by the appropriate placement of bumper guards designed to prohibit direct access from the display area onto the public road right-of-way. Bumper guards may be cast concrete, landscaping timbers or vertical poles all of which are permanently attached to the ground and designed to prohibit direct access to the public road.
- E) Attention-getting devices such as banners, posters, pennants, ribbons, streamers, spinners or other similar moving devices shall be prohibited.
- F) Noise attention-getting devices such as loudspeakers and amplified music shall be so controlled that at the property line on which such loudspeaker or noise attention-getting device is used, the noise level emitted from such loudspeaker shall not be above a decibel level of sixty (60), as measured at any property line.

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ZONING MAP
EFFECTIVE AUGUST 27, 2021



ZONING

- | | | |
|---------------------------------|--------------------------------|-----------------------|
| Countryside Residential | Planned Suburban Residential | Community Service |
| Restricted Suburban Residential | Suburban Periphery Residential | Planned Commercial |
| Limited Residential Suburban | Suburban Office & Institution | Restricted Industrial |
| Planned Residential District | Neighborhood Commercial | Limited Industrial |
| Office-Commercial Overlay | | Planned Industrial |
| | | Exceptional Use |



The information shown on this map is compiled from various sources available to us which we believe to be reliable.

Jefferson Township

Map Generated: 12/22/2021

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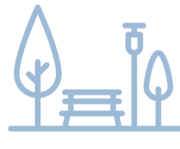



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Regional Overview

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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Disclaimer And Confidentiality Agreement

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

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No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

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.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

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.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.