

**FOR SALE & LEASE**



**\$229,700 OR \$22/SQ FT MG**

**822 S High Street, Columbus, OH 43206**

***Office / Condo for Sale in German Village***

- High Visibility German Village office/condo on S High Street with on and off street parking.
- This is part of the new zone-in district, zoned UTC, Urban Center.
- Well maintained brick building with refinished original hardwood floors, with +/- 1,200 Sq Ft of area.
- The condo offers two private offices, one bathroom, kitchen, conference room, reception area, and a full basement.
- Property also for lease at: \$2,200/Month.



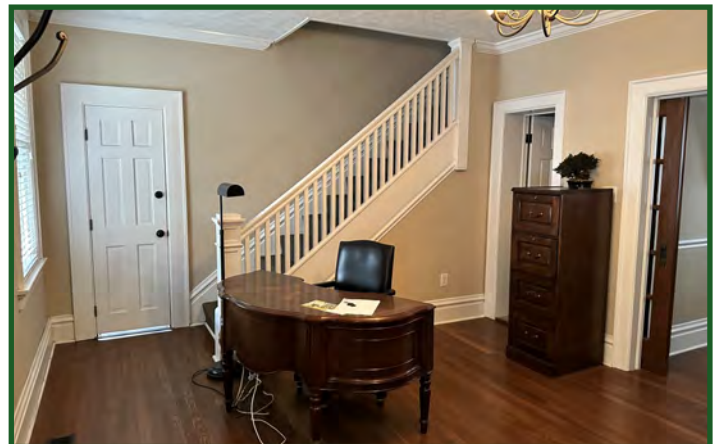
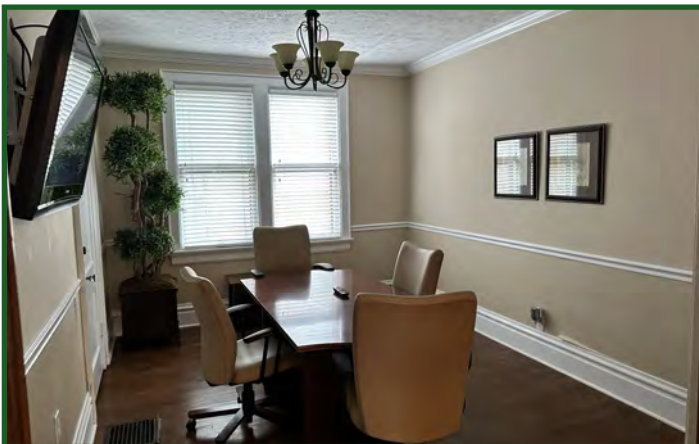
**Click Here for Video**

BEST CORPORATE REAL ESTATE  
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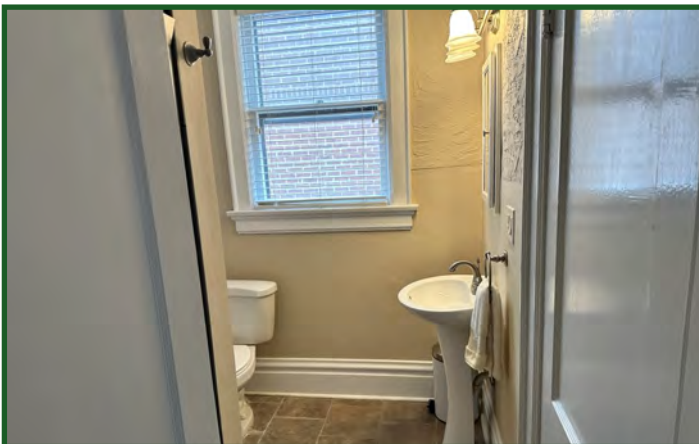


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## Property Information

### LEGAL

Legal Property Description:	<b>Office/Condo</b>
Price:	<b>\$229,700</b>
Parcel:	<b>010-189404</b>
Occupancy:	<b>Vacant</b>

### LAND

Land Acreage:	<b>.02</b>
Current Zoning:	<b>UCT—Urban Center</b>
Designated Use:	<b>Office/Condo</b>

### STRUCTURAL

Building Square Footage:	<b>+/- 1,200 SF</b>
Unit Square Footage:	<b>+/- 1,200 SF</b>
Floors Above Ground:	<b>2</b>
Year Built:	<b>1984</b>

### ADDITIONAL INFO

Drive-in Doors:	<b>0</b>
# of Docks:	<b>0</b>
Lot Specifics:	<b>On and Off Street Parking</b>
HVAC:	<b>Traditional</b>
Water System:	<b>City</b>
Sewer System:	<b>City</b>

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## Parcel View



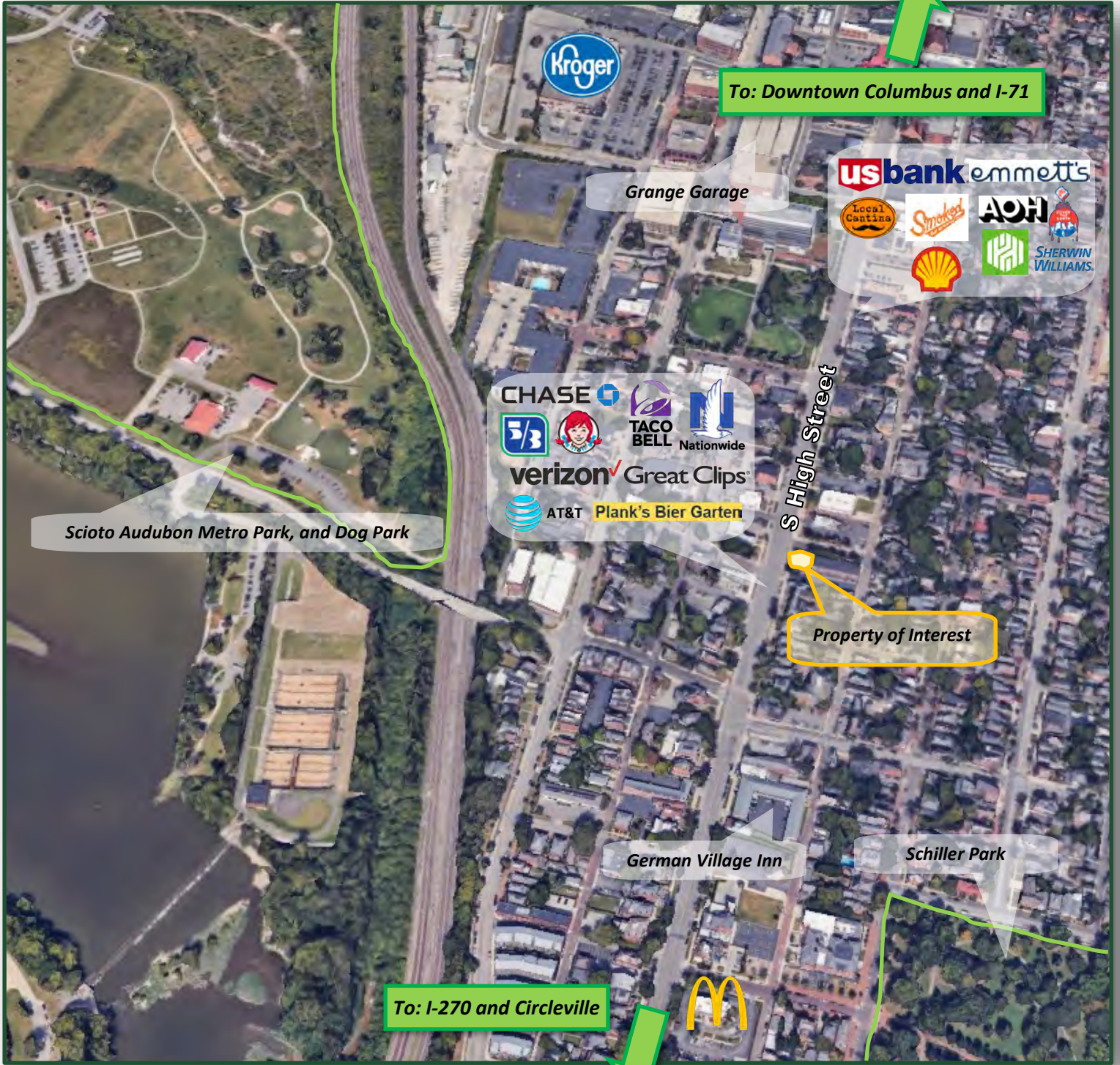
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## Nearby Amenities



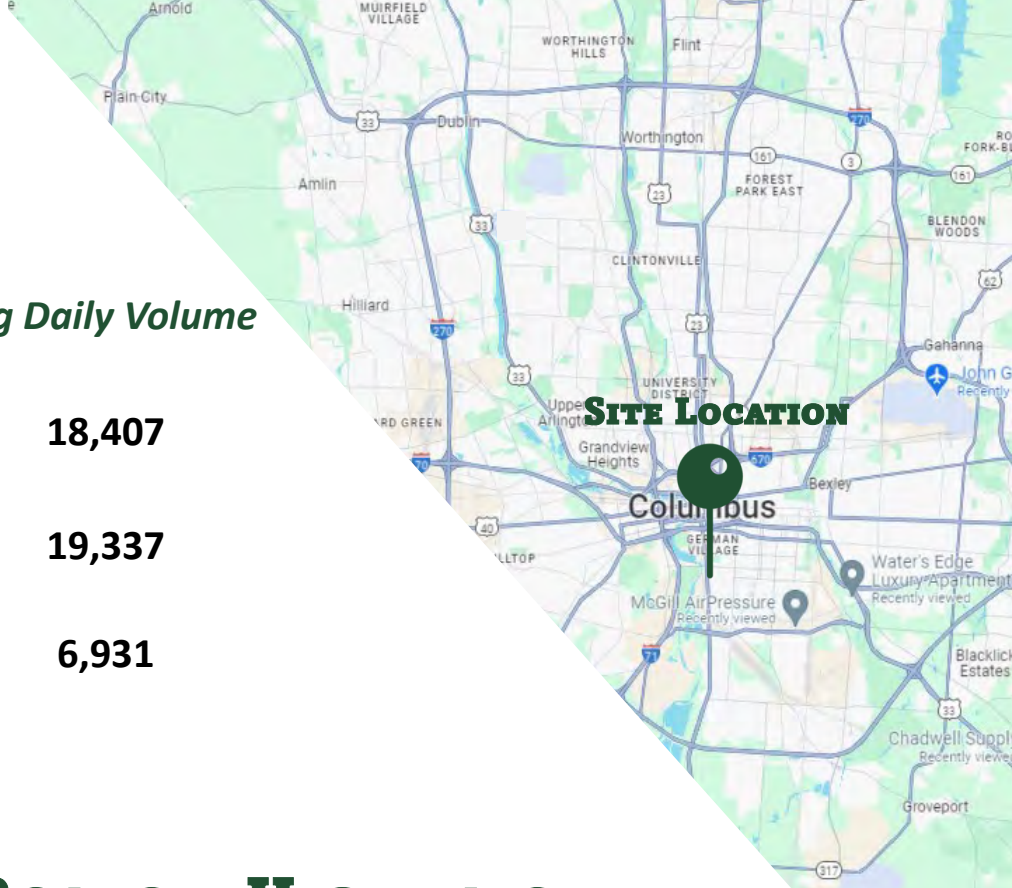
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# TRAFFIC COUNT

Street	Avg Daily Volume
S High Street (US23 NB)	18,407
S High Street (US23 SB)	19,337
E Whittier Street	6,931



## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		9,126	67,857	193,089
Households (2020)		8,516	37,742	94,272
Avg Household Income (2020)		\$57,174	\$39,749	\$44,725

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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.



# THE CITY OF COLUMBUS

## Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46% of the United State's population. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960

Residents (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a Business

#5

City for Entrepreneurs and Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

## Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM [www.columbusregion.com](http://www.columbusregion.com) and The One Columbus Organization

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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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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