

FOR SALE



\$659,900

37 N Sylvan Avenue, Columbus, OH 43204

Automotive Repair Facility for Sale

- High Visibility and High Traffic Location
- Utility Shop with Office and Industrial Space
- Fenced in Lot
- Located just off of High Traffic West Broad Street
- Current tenant is moving out in November
- Approximately 3,398 SF of Industrial with Drive-In door and 3,988 SF of Office space
- Detailed Floor Plan for layout of building



Click Here for Video

BEST CORPORATE REAL ESTATE
VALERIE TIVIN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 110
EMAIL: VTIVIN@BESTCORPORATEREALESTATE.COM



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Exterior Photos

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Garage Photos

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Interior Photos

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Property Information

LEGAL

Legal Property Description:	Commercial Automotive
Price:	\$659,900
Parcel:	010-065232-00
Occupancy:	100%

LAND

Land Acreage:	.4821
Current Zoning:	Commercial
Designated Use:	Commercial

STRUCTURAL

Building Square Footage:	7386
Unit Square Footage:	+/-3,398 SF of Industrial & +/-3,988 SF of Office
Floors Above Ground:	1
Year Built:	1929

ADDITIONAL INFO

Drive-in Doors:	1
# of Docks:	0
Lot Specifics:	Fenced in Lot
Water System:	City Water
Sewer System:	City Sewer

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Estimated Drive Times

Local Locations

Drive Time in Minutes (Miles Away)

Closest Gas Station (Certified)	<1(.1)
Closest Grocery Store (Kroger)	1 (.5)
Closest Restaurant (No.1 Gyro Shoppe)	1 (.8)
Closest Pharmacy (Kroger Pharmacy)	1 (.5)
Closest Hospital (Ohio Health Doctors Hospital)	9 (2.8)

Regional Locations

The Ohio State University	14 (8.1)
Downtown Columbus	13 (4.8)
Easton Town Center	24 (16.6)
Polaris Mall	27 (19.9)
Lower.com Field (Columbus Crew)	13 (4.7)
Nationwide Arena (Blue Jackets)	12 (4.9)
North High Street (Location)	14 (5)
Columbus Zoo and Aquarium	27 (19.3)
Zoombezi Bay Waterpark	27 (19.3)
Franklin Park Conservatory	19 (9.5)
COSI	13 (4.7)

[GOOGLE MAPS \(Link\)](#)

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Floor Plan



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Parcel View



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Nearby Amenities

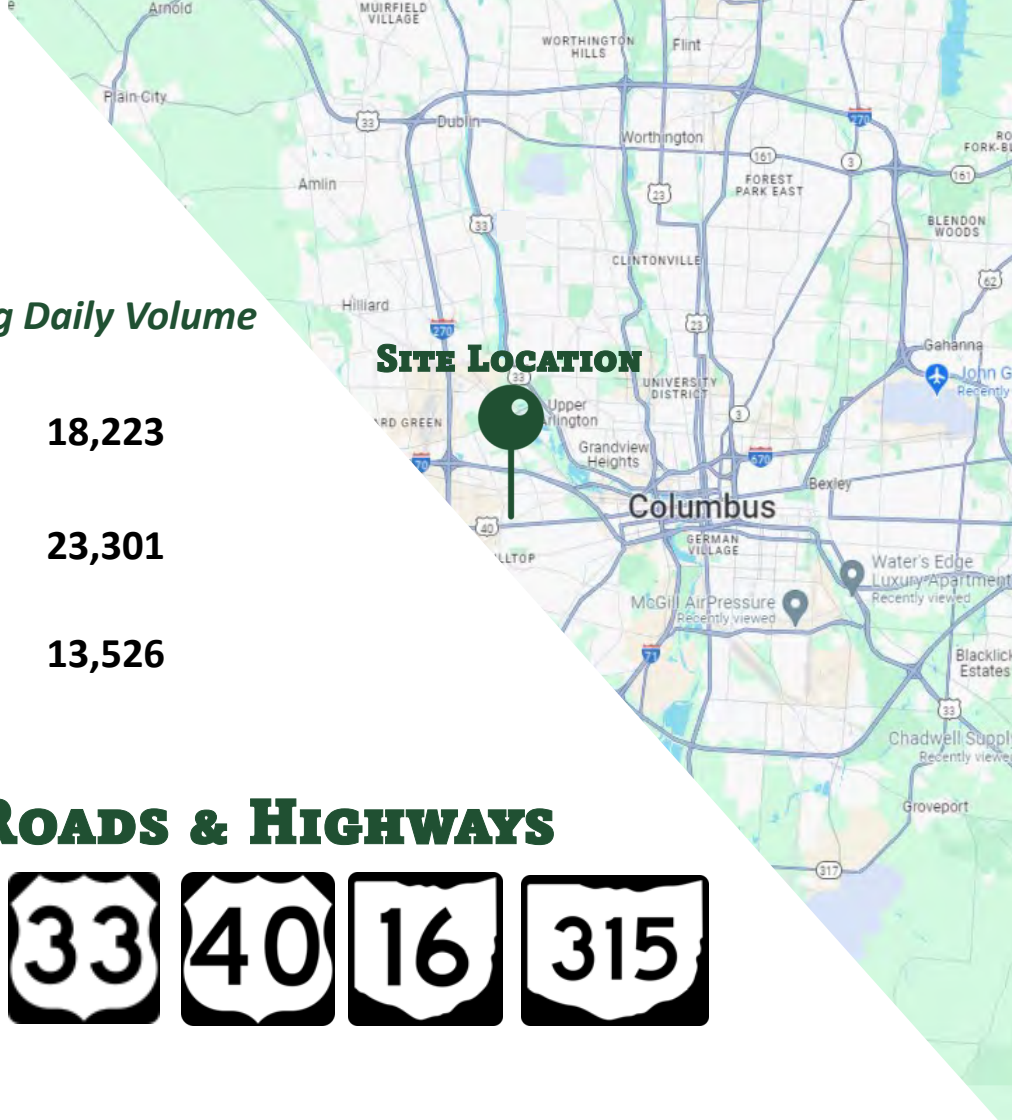


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TRAFFIC COUNT

Street	Avg Daily Volume
W Broad Street	18,223
N Wilson Road	23,301
S Wilson Road	13,526



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		9,335	76,671	185,295
Households (2020)		6,628	38,331	91,386
Avg Household Income (2020)		\$43,338	\$44,719	\$52,884

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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 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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