

FOR SALE AND LEASE



\$249,000 OR \$15/SF MG

4924 Reed Road, Columbus, Ohio 43220 (Suite A)

Office Condo for Sale and for Lease

- Looking for a home for your business? This centrally located end unit condo offers several offices, a conference room, reception area, bathroom on the first floor, with a storage area and office on the second floor. Open floor plan with second floor overlooking the first floor.
- +/- 2,056 Square Feet available.
- Located between high traffic Bethel Road and Henderson Road with easy access to Route 315.
- Tenant pays for electric and gas.



Click Here for Video

BEST CORPORATE REAL ESTATE
VALERIE TIVIN
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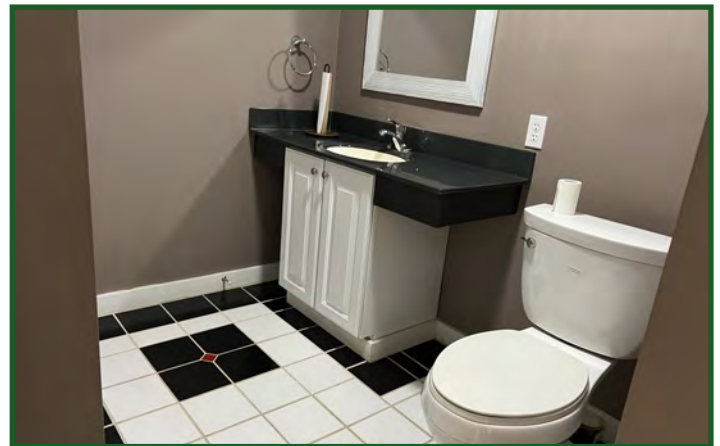
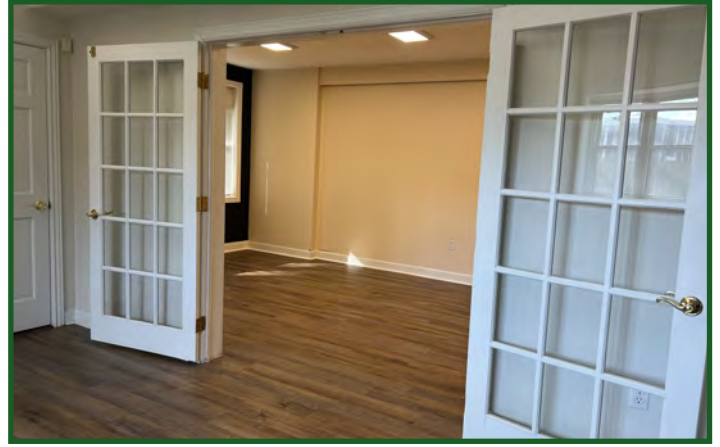
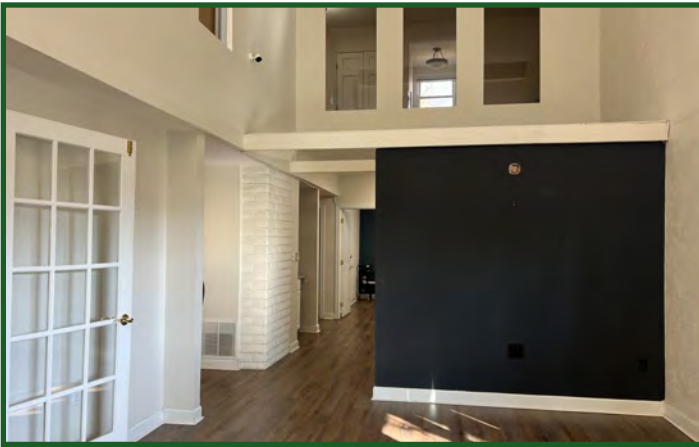
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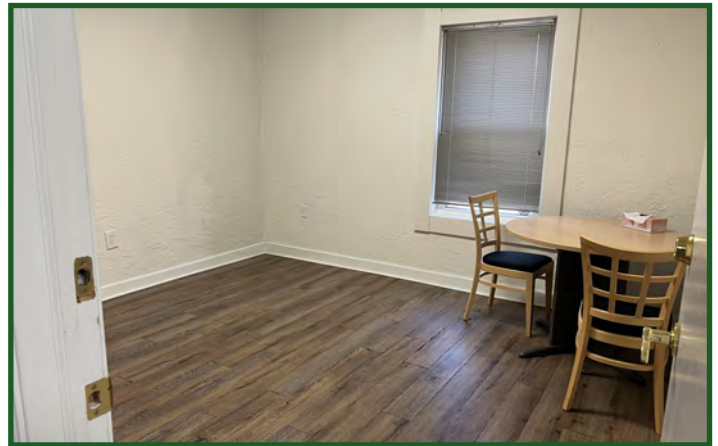
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Property Information

LEGAL

Legal Property Description: Office Condo
Price: \$249,000 or \$15/SF MG
Parcel Number: 010-204207-00
Occupancy: Vacant

LAND

Land Acreage: .04 Acres
Current Zoning: Office
Designated Use: Office Condo

STRUCTURAL

Building Square Footage: +/- 5,802
Unit Square Footage: +/- 2,056
Floors Above Ground: 2
Year Built: 1986

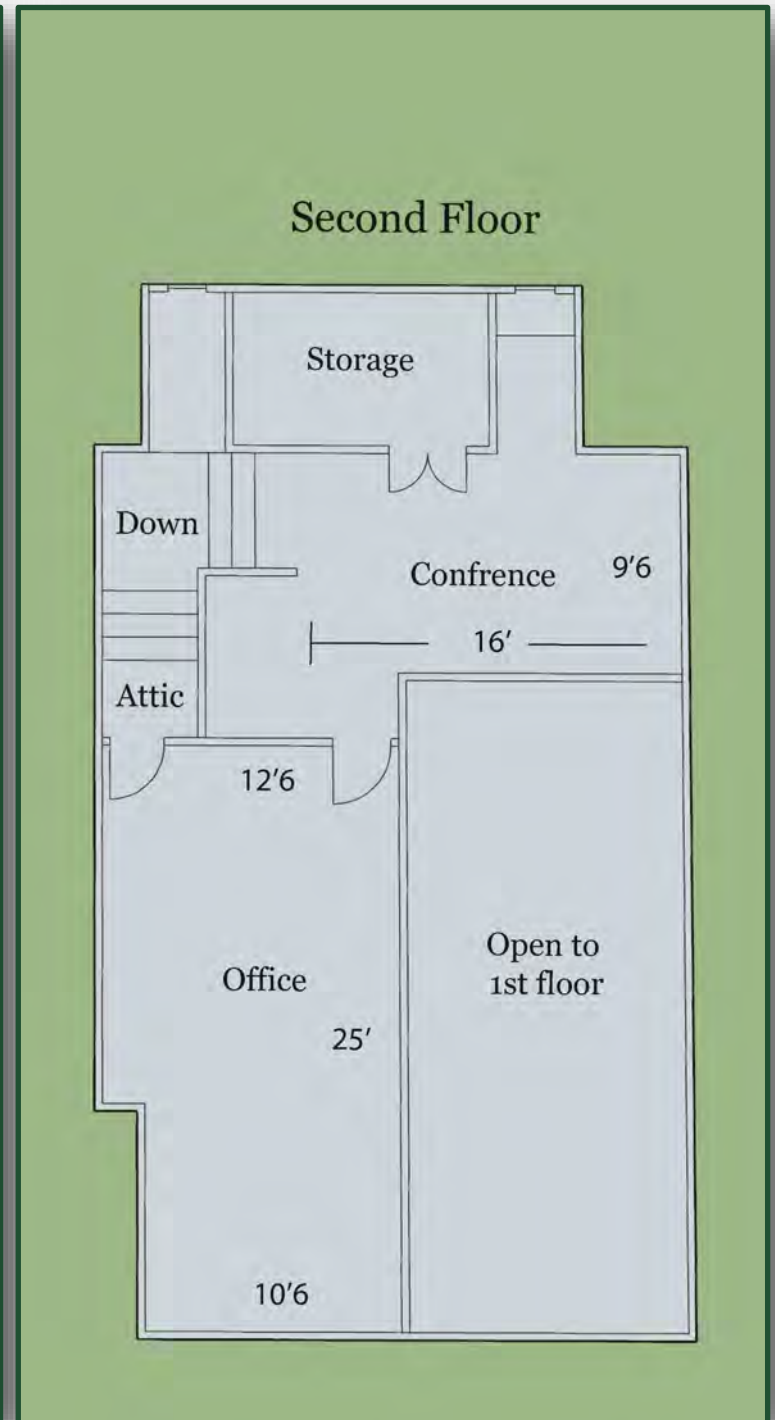
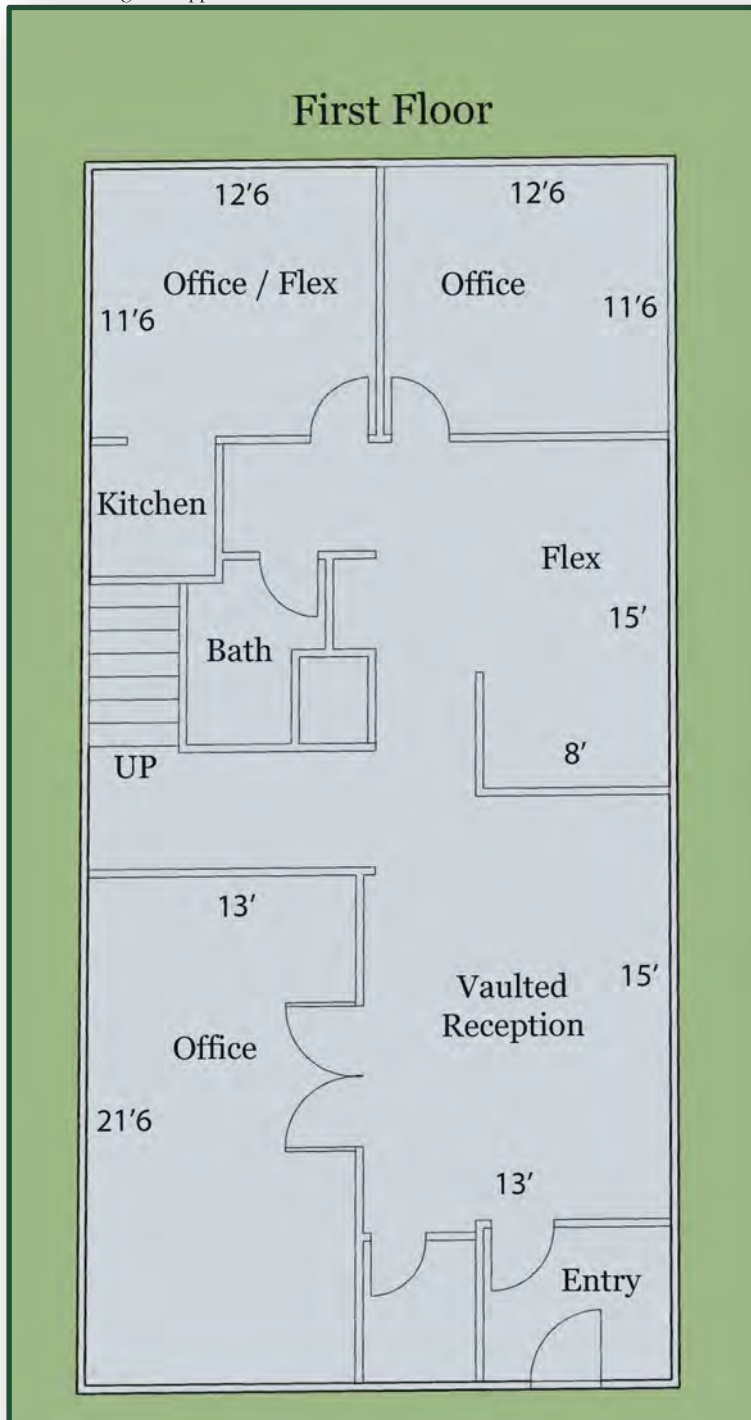
ADDITIONAL INFO

Landlord Pays: Condo Dues and Taxes
of Offices: 4
Lot Specifics: 2 Story Condo with Multiple Offices
Tenant Pays: Electric and Gas
Water System: Columbus
Sewer System: Columbus

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Floor Plan

*Line Drawings are Approximate



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Parcel View

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Nearby Amenities



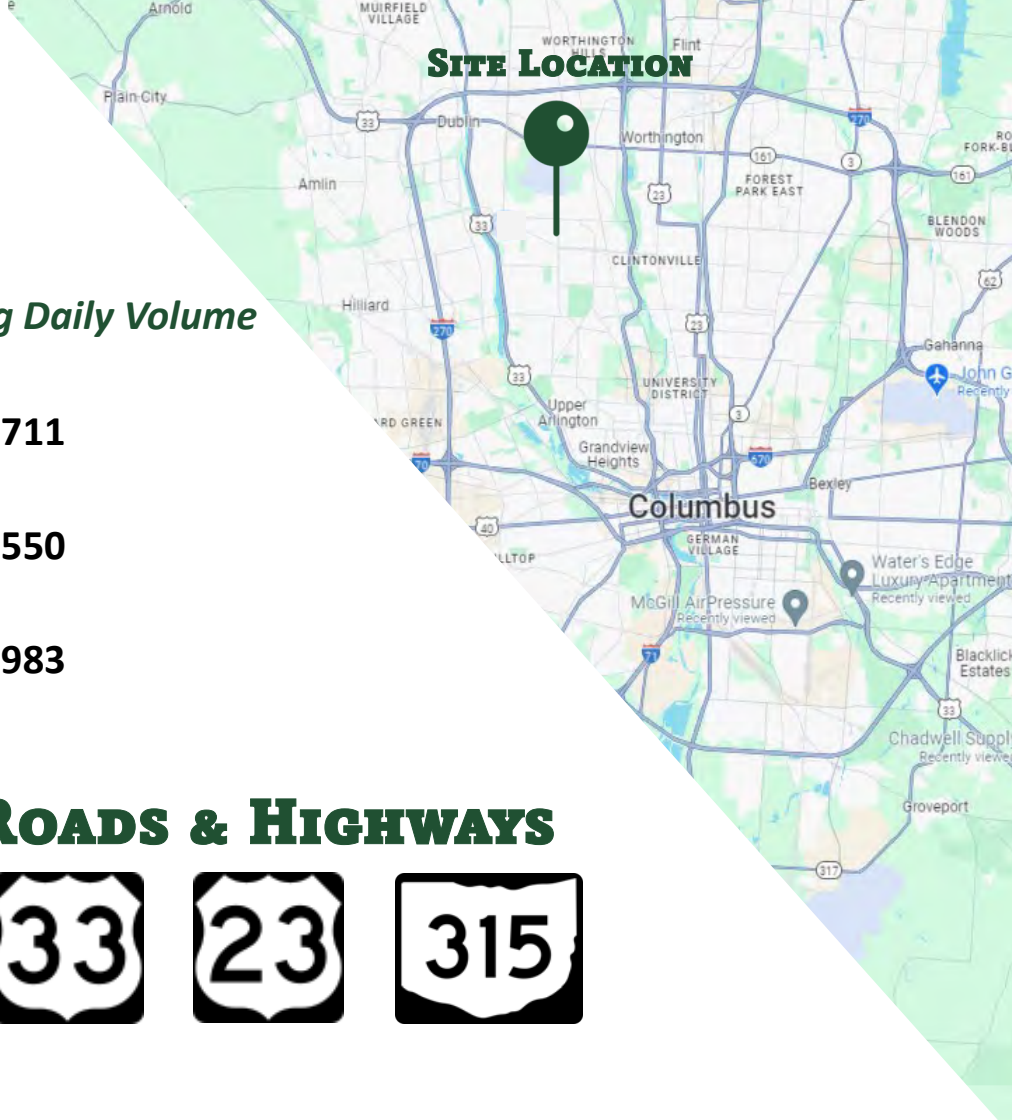
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

TRAFFIC COUNT

Street	Avg Daily Volume
Henderson Road	27,711
Reed Road	10,550
Bethel Road	26,983



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		11,649	55,745	165,281
Households (2020)		10,097	33,197	87,464
Avg Household Income (2020)		\$67,002	\$82,912	\$84,157

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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.

Disclaimer And Confidentiality Agreement - Continued -

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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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