

FOR SALE

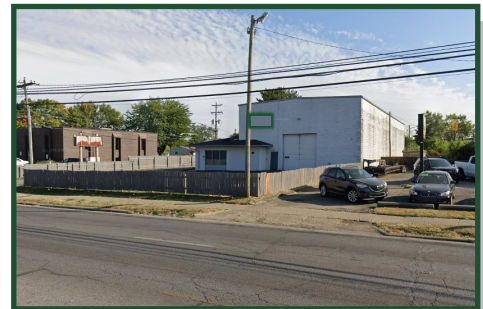


\$1,115,000

3875 E Livingston Avenue, Columbus, Ohio 43227

Office / Warehouse for Sale in Columbus, Ohio

- Rare office/warehouse location on approximately +/- 1.22 Acres of land
- Two Buildings totaling: 10,950 square-feet
 - +/- 8,630 Square-feet of Warehouse
 - +/- 2,320 Square-feet of Office Space
- Warehouse has 22' ceiling height and two 14' doors
- Floor drains, and thermal gas heat, building has a Generac generator system as well



Click Here for Video

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Property Information

LEGAL

Legal Property Description:	Office/Warehouse For Sale
Price:	\$1,115,000
Parcel Number:	010-109354
Occupancy:	0%

LAND

Land Acreage:	+/- 1.22 Acres
Current Zoning:	Industrial
Designated Use:	Industrial

STRUCTURAL

Building Square Footage:	+/- 10,950
Warehouse Square Footage:	+/- 8,630
Office Square Footage:	+/- 2,320
Year Built:	1969

ADDITIONAL INFO

Drive-in Doors:	2
Drive-in Door Height:	12'
Lot Specifics:	Rare Site on East Livingston
HVAC:	
Water System:	Columbus
Sewer System:	Columbus

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Estimated Drive Times

Local Locations

Drive Time in Minutes (Miles Away)

Closest Gas Station (Eagle Fuel)	0.1 Mi (< 1 Min)
Closest Grocery (Africa Sprmkt)	0.3 Mi (< 1 Min)
Closest Restaurant (Taqueria La...)	0.1 Mi (< 1 Min)
Closest Pharmacy (White's Pharm)	0.1 Mi (< 1 Min)
Closest Hospital (Nationwide Cldns)	5 Mi (15 Min)
Closest POI (USPS)	0.1 Mi (< 1 Min)

Regional Locations

The Ohio State University	9.8 Mi (15 Min)
Downtown Columbus	6.3 Mi (14 Min)
Easton Town Center	14.1 Mi (19 Min)
Polaris Mall	19 Mi (24 Min)
Lower.com Field (Columbus Crew)	8.5 Mi (16 Min)
Nationwide Arena (Blue Jackets)	8.7 Mi (16 min)
North High Street (Location)	13 Mi (22 Min)
Columbus Zoo and Aquarium	26.9 Mi (34 Min)
Zoombezi Bay Waterpark	27 Mi (35 Min)
Franklin Park Conservatory	4.9 Mi (15 Min)
COSI	8.2 Mi (16 min)

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

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Parcel View

*Line Drawings are Approximate



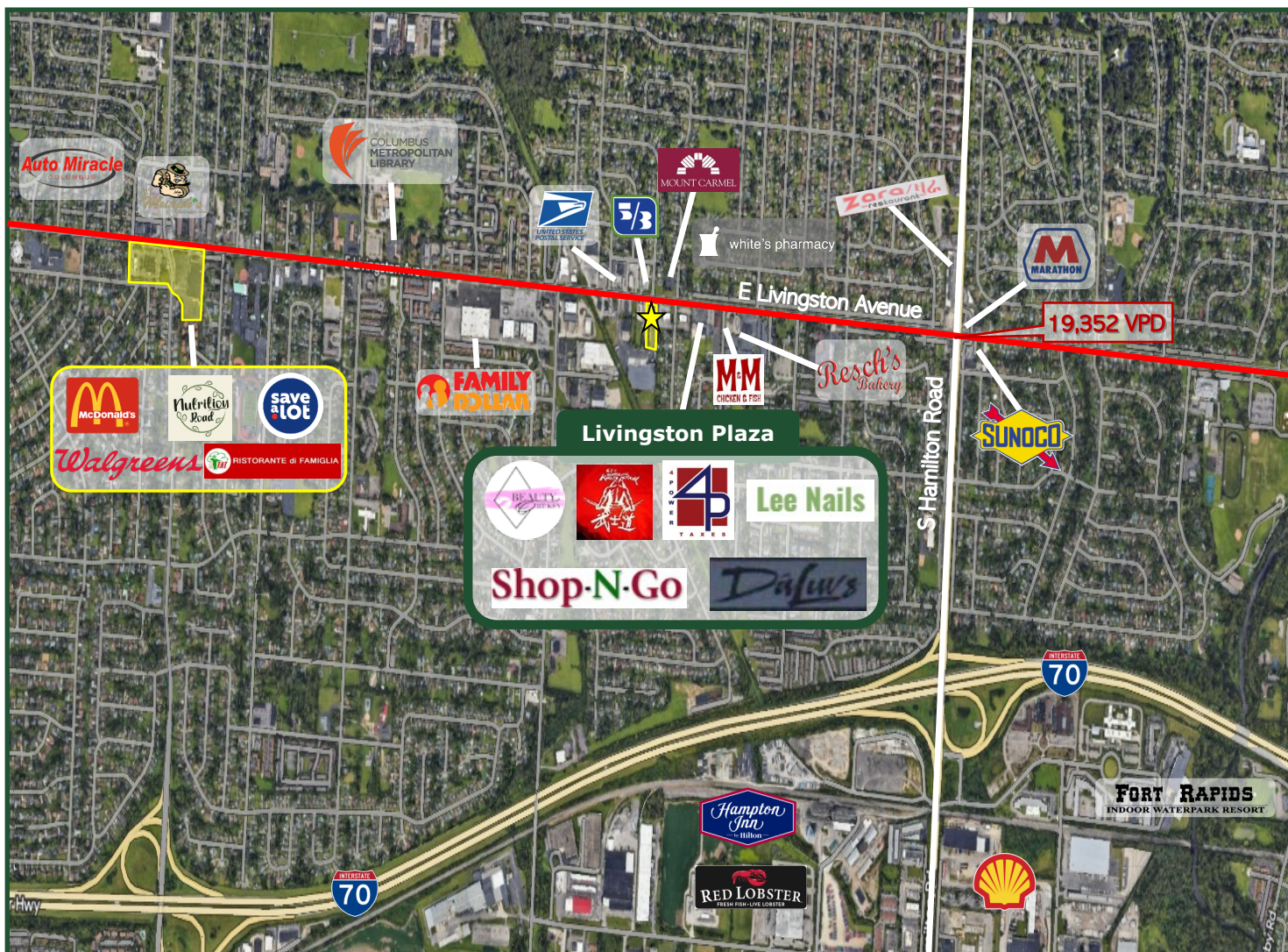
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Nearby Amenities

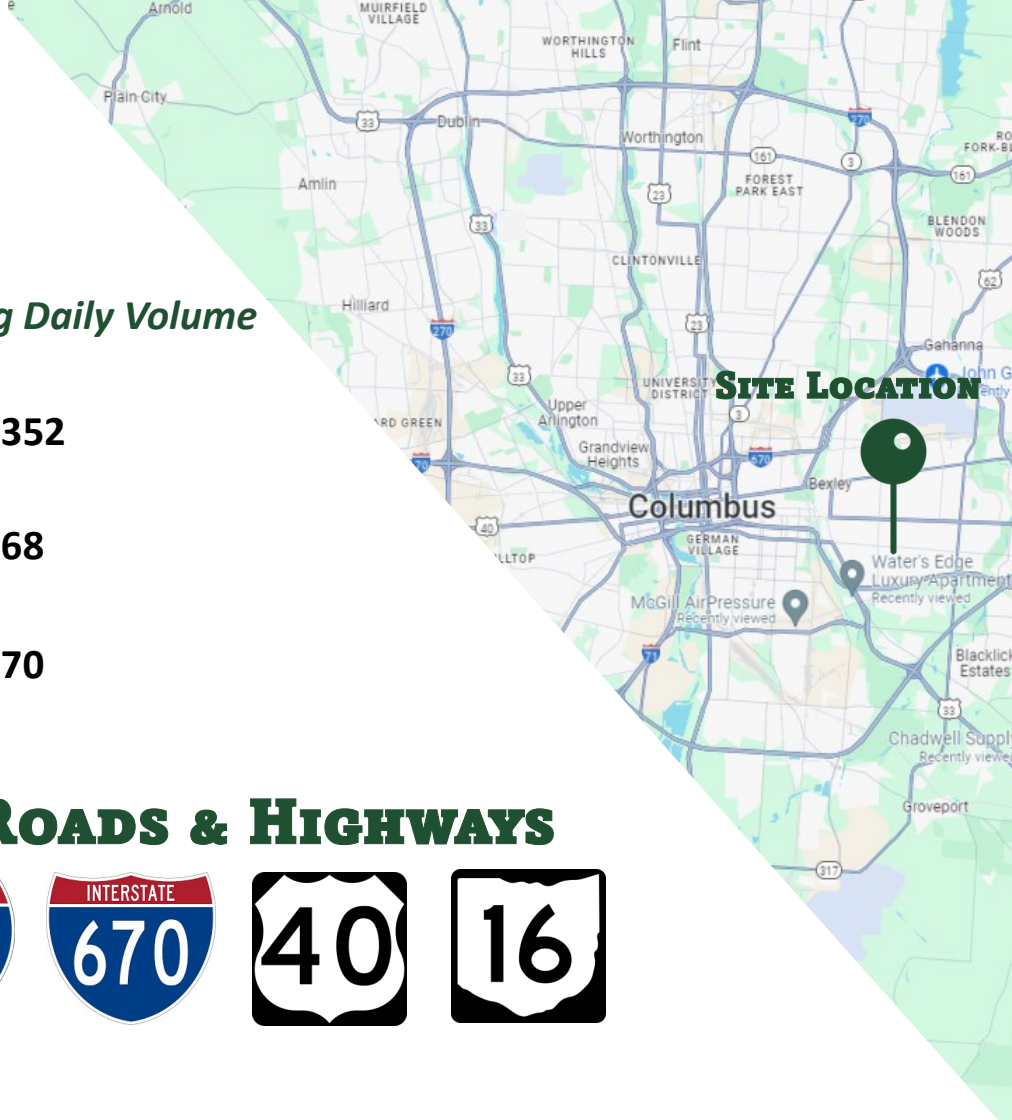


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TRAFFIC COUNT

Street	Avg Daily Volume
E Livingston Ave	19,352
Beechwood Road	6,568
Elaine Road	3,270



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		12,012	81,369	171,674
Households (2020)		7,406	41,766	80,038
Avg Household Income (2020)		\$40,564	\$50,905	\$51,174

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