

**FOR SALE**

# SMALL OFFICE BUILDING

1161 W. Third Avenue – Columbus, OH 43212



**REAR OF BUILDING**

- 1,344 SF (24' X 56'), ONE-STORY, CONCRETE BLOCK, ASPHALT SHINGLE ROOF
- FREESTANDING BUILDING IN GRANDVIEW THAT IS CURRENTLY BEING USED AS A CHURCH. BUILDING IS IDEAL FOR CONVERSION TO INSURANCE AGENCY, LAW PRACTICE, ADVERTISING FIRM, CHIROPRACTOR, COUNSELING OR OTHER SMALL OFFICE USE. EXCELLENT SIGNAGE AND 7 ON-SITE PARKING SPACES. PROPERTY IS CLOSE TO GRANDVIEW YARD, A 100 ACRE MIXED USED DEVELOPMENT
- CONNECTED TO ALL PUBLIC UTILITIES (GAS, ELECTRIC, WATER/SEWER)
- PROMINENT SIGNAGE, TWO (2) RESTROOMS, ON-SITE PARKING, ZONING PERMITS CONVERSION TO MANY POSSIBLE USES
- C-4 COMMERCIAL BY THE CITY OF COLUMBUS

ASKING SALE PRICE \$185,000

ASKING LEASE RATE \$1,350 PER MONTH  
(\$12.00 PSF – TENANT PAYS UTILITIES)

For more information, go to:

[www.westthirdchurch.com](http://www.westthirdchurch.com)

**contact information**

**Bob Monahan**

tel 614 629 5222

bmonahan@ohioequities.com

**Main Office**

605 S Front St Suite 200

Columbus, Ohio 43215

tel 614 224 2400 | fax 614 224 5436

[www.ohioequities.com](http://www.ohioequities.com)



Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# PROPERTY PHOTOGRAPHS

1161 W. Third Avenue – Columbus, OH 43212



## contact information

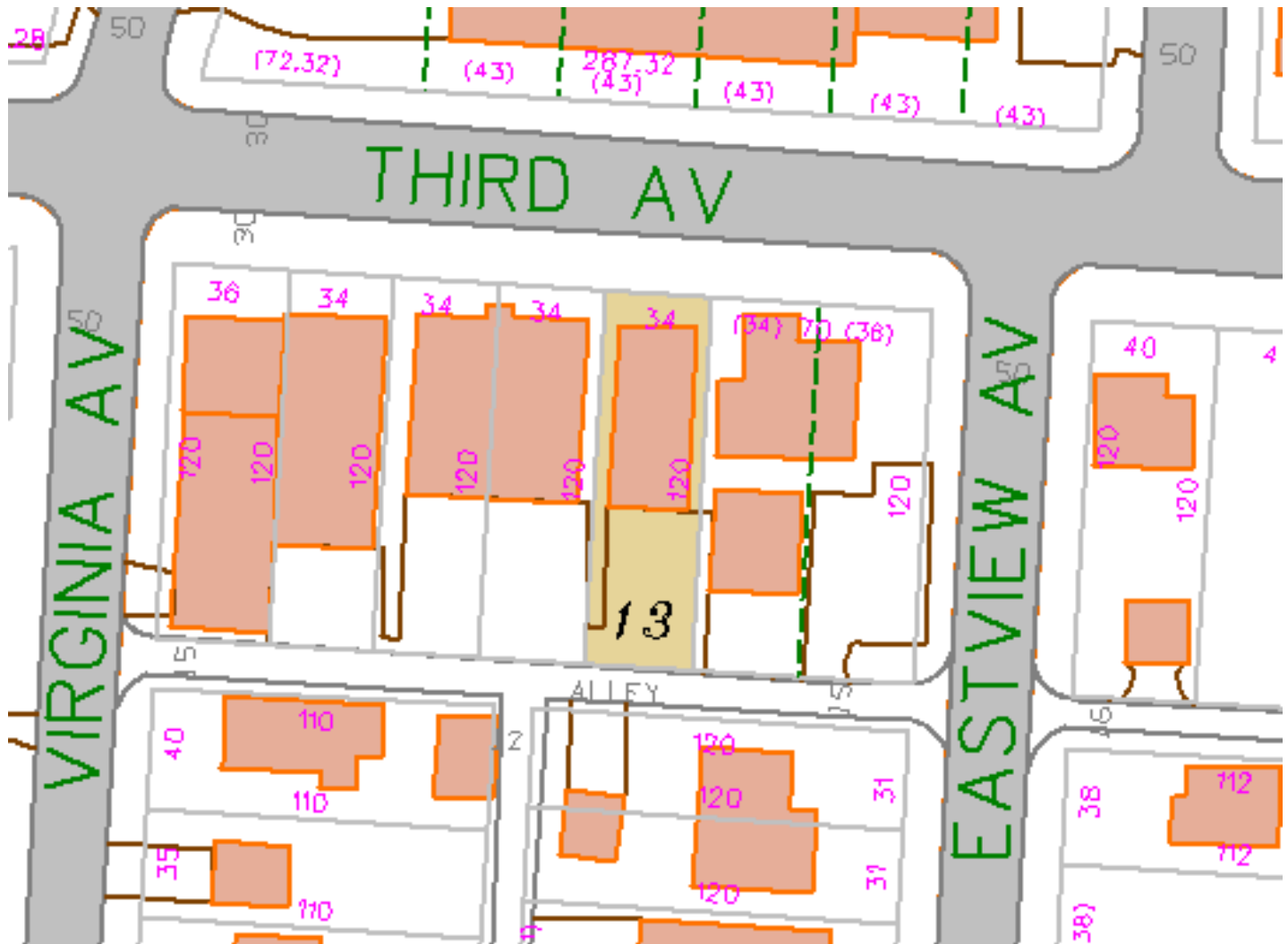
Bob Monahan

tel 614 629 5222

bmonahan@ohioequities.com

# PLATMAP

1161 W. Third Avenue – Columbus, OH 43212



contact information

**NAI** Ohio Equities REALTORS®  
Commercial Real Estate Services, Worldwide.

Bob Monahan

tel 614 629 5222

bmonahan@ohioequities.com

# AERIAL IMAGERY & LOCATION MAPS

1161 W. Third Avenue – Columbus, OH 43212



## contact information

Bob Monahan

tel 614 629 5222

bmonahan@ohioequities.com