

FREESTANDING BUILDING AVAILABLE FOR SALE

3255 S. High Street – Columbus, OH 43207



EXTERIOR PHOTOGRAPH

PROPERTY DESCRIPTION

- 1.503 ACRES
- 6,000 SF BUILDING (60' X 100')
- BUILT IN 1989 FOR NAPA
- PARCEL # 010-112855
- ZONED C-4, CITY OF COLUMBUS
- CITY WATER, GAS, ELECTRIC AND SEPTIC SYSTEM. BUILDING HAS GAS HEAT AND IS FULLY A/C
- 22,709 VEHICLES PER DAY
- REAL ESTATE TAXES \$6,205 / YR

SALE PRICE \$475,000.00

For additional information, go to:
www.southhighnapa.com

contact information

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Main Office

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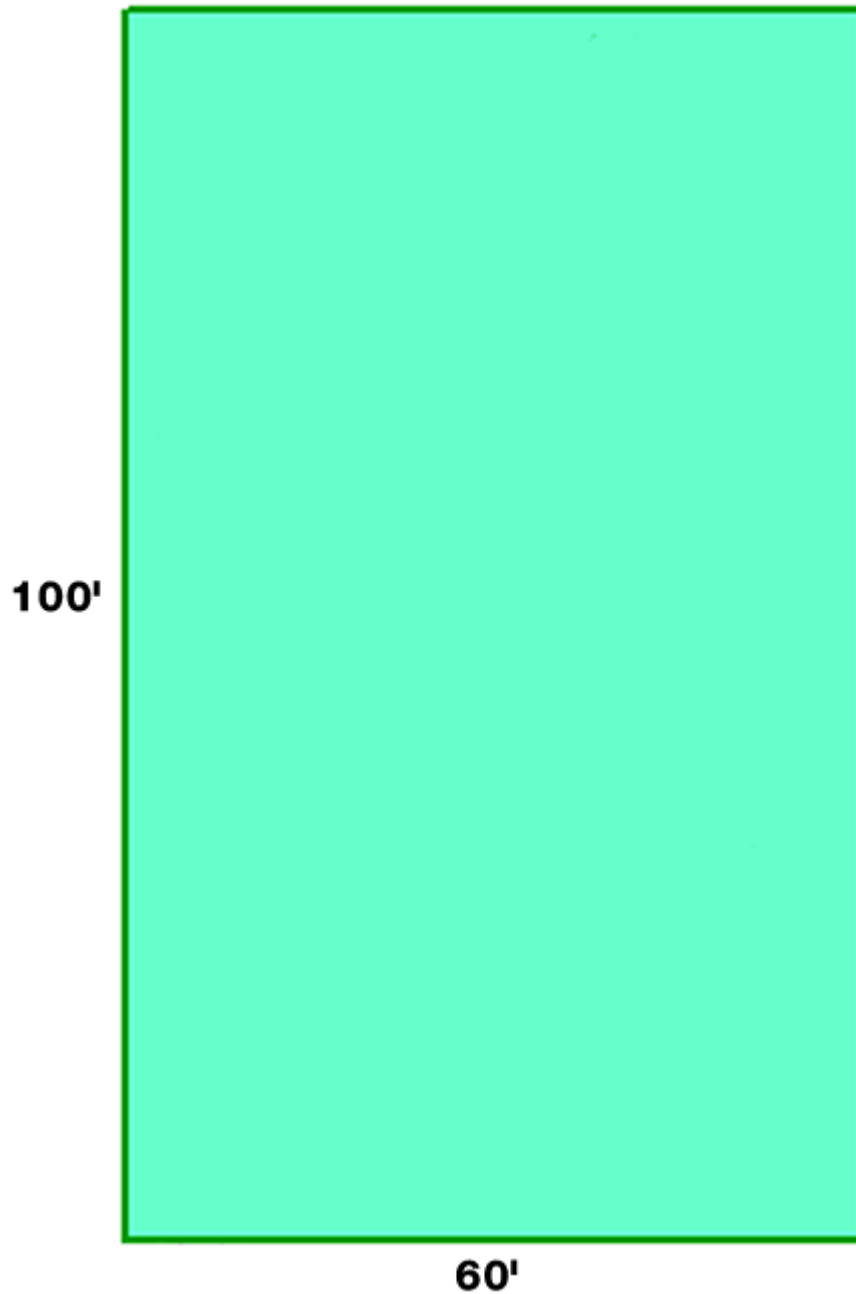
NAI Ohio Equities^{REALTORS®}

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.

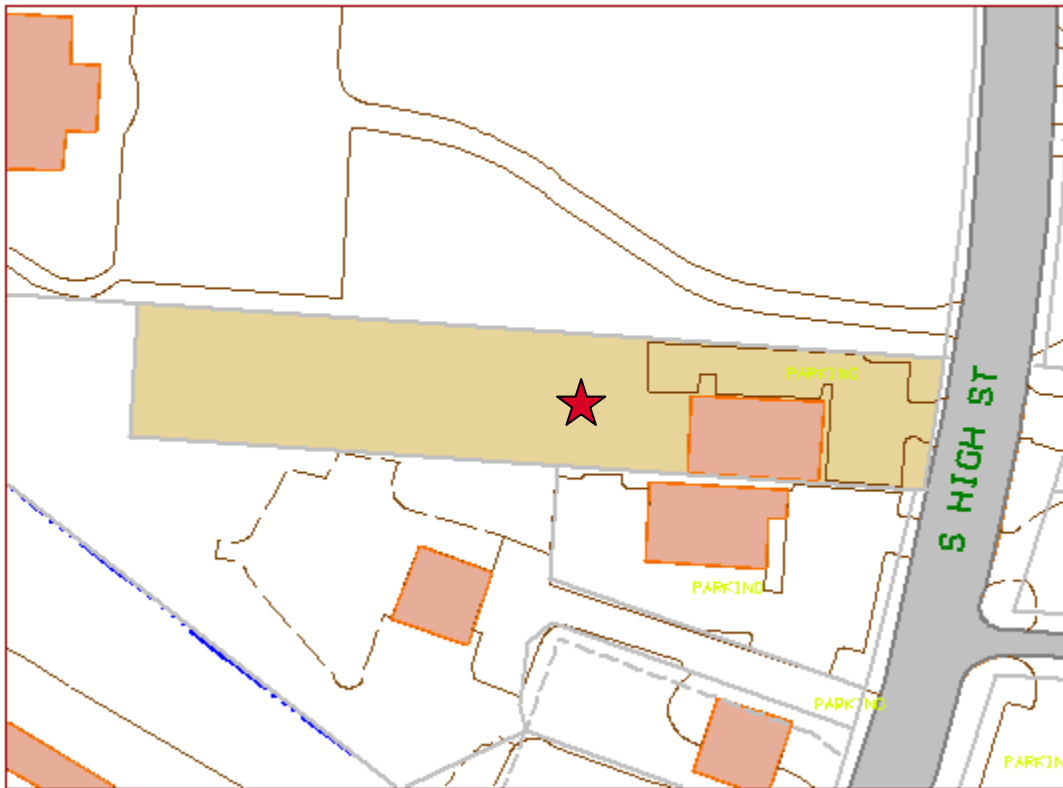
BUILDING DIMENSIONS

3255 S. High Street – Columbus, OH 43207



PLATMAP

3255 S. High Street – Columbus, OH 43207



RETAIL AERIAL

3255 S. High Street – Columbus, OH 43207



AERIAL IMAGERY & LOCATION MAPS

3255 S. High Street – Columbus, OH 43207



COMPARABLE SALE

3255 S. High Street – Columbus, OH 43207

<i>Quad</i>	<i>Use Category</i>	<i>Property Type Description</i>	<i>Parcel Number</i>	
3	COMMERCIAL	Commercial Building	010	016845
<i>Property Address</i>		<i>City</i>	<i>State</i>	<i>Zip</i>
3176 High Street, S		Columbus	OH	43207
<i>Grantor</i>		<i>Principal</i>		
Benson W. Hough VFW Post		Charles McCarville		
<i>Grantee</i>		<i>Principal</i>		<i>GranteeAddress</i>
Judah Tabernacle		Kevin W. Leslie		106 Delray Road, Columbus, OH
<i>Sale Price</i>	<i>Sale Date</i>	<i>Phone</i>		
\$775,000	8/22/2007	614-443-8641		
<i>Site Size</i>	<i>Zoning</i>	<i>Utilities</i>		
9.952	C4	All public		
<i>Const.</i>	<i>Year Built</i>	<i>Bldg. Size</i>	<i>No. Units</i>	
1-sty br	1979	6,150		
<i>Financing</i>		<i>Amount</i>	<i>Deed Reference</i>	
Heartland Bank		\$620,000	200708220148000	
<i>Assessed - Land</i>	<i>Assessed - Buiding</i>	<i>Assessed - Total</i>	<i>Taxes</i>	
\$81,450	\$139,060	\$220,510	\$14,654.90	
<i>Comments</i>				
Remodeled 1987. Sign on site - sold, NAI Ohio Equities, Dan Sheeran, 224-2400.				
<i>S/SF</i>	<i>S/Unit</i>	<i>Prepared by: Jacqueline Haines Associates</i>		
\$126.02		(614) 336-7640		

