

Property Overview

Address:	966 S High Street and 968 S. High Street, Columbus, OH 43206
Building Size:	Includes 19,330 SF building and historical house on the corner.
Lot Size:	1.5± Acres Site (380' x 187.5') on 11 Parcels
Year Built:	966 S High St was built approximately 1848. 968 S High St was built approximately 1930 and was reportedly remodeled in the 1970's.
Zoning:	C4
Ceiling Heights:	9' to 14'
Construction:	Masonry
Parking:	Property has 93 parking spaces
Location:	Located at the corner of S High Street and E Stewart Street
Comments:	<ul style="list-style-type: none">▪ Excellent Redevelopment Opportunity!▪ Currently owned by the Columbus Maennerhor (German Club) who will vacate, or consider leasing part of the redevelopment space.▪ Does not include FF&E▪ May subdivide property – may be purchased or owners may consider leasing.▪ Club may be redeveloped▪ Historical house can be redeveloped or moved to other end of lot.▪ Excellent site for restaurant, retail/offices, hotel or mixed use.
Listing Price:	Negotiable

Property Overview (Continued)

- Zoning:** The subject property is Zoned C-4, Commercial District, under City of Columbus Zoning. The subject is also found within the boundaries of the Brewery District. The Commission controls the razing, renovation and rehabilitation of buildings within its boundaries.
- Utilities:** All public utilities are available and connected to the subject.
- Access:** The subject has frontage on S. High Street, Stewart Street, and Pearl Street. High Street is the major road, being 4 lanes, with on-street parking. It has concrete curbs, gutters, sidewalks and street lighting. Physical access from High Street is into the parking lot. There is a central entrance close to the building, and a central exit which is controlled by a gate. The site has 2 access points from Stewart Street, and one access point from Pearl Street.
- Land Size and Configuration:** The site is mostly rectangular in configuration and has about 380' of frontage on S. High Street, and 187.5' of depth, 1.513 acres. This is based upon the County Engineer's GIS Maps and should be verified by survey.
- Improvements Description:** The property has two sets of improvements. The Maennerchor is located at 966 S. High Street and is a mixture of building types and styles. The original structure was a 2 ½ story brick residence, reportedly built in 1848. It has been added onto with a bi-level brick structure on the front, with an attached one-story lower level structure. Attached to the back is a 2-story concrete block structure.
- The structure has an approximate gross building area of 19,330 SF, exclusive of the frame garage and the 3rd floor storage attic.
- Attached to the rear of the building is a frame structure that is currently used as a storage garage. This is a former carriage house that is in poor condition, as the slates are falling off of the roof, and it has not been painted. This is an old building, maybe equal to that of the original residence.
- The primary entrance is from the front of the building through an airlock entry. This lobby area has a coat room and a small office. Access is then directed either up a flight of stairs to the upper level restaurant and concert hall, or down a flight of stairs to the restaurant and bar.
- The entire lower level is devoted to a large bar and a full dining room. There is also access by a 1500 lb. elevator. In the lower level is found the main dining room and bar. In addition, there are two banquet rooms for private parties. Towards the front of the building are two restrooms.
- At the rear of the lower level is a full commercial kitchen with hearth tile flooring, ceramic tile walls. The permanent items include a built-in cooler and freezer, two sets of stainless steel 3-hole sinks and range hoods with suppression system. There is a wide variety of stainless steel preparation tables, automatic dishwashing center, commercial sized gas range and ovens, broilers, etc. These are considered personal property. The kitchen area is serviced by 2 restrooms and a janitor's room.

Property Overview (Continued)

Improvements Description:

On the upper level at the rear is found the Concert Hall. It is reported the Concert Hall will seat approximately 300. Off to one side are a serving pantry, and a Men's Restroom. The front portion of the upper level is a full bar and seating area.

The third floor contains 3 offices and a conference room.

The roofs are a mix of rubber membrane on the flat areas, and asphalt single on the pitched roofs.

Heating and cooling are by rooftop, gas forced air furnaces, and central air conditioners.

It is reported that there is a full security system with video cameras. There are spotlights on the exterior of the building over the parking area, and the outdoor patio. The parking lot is asphalt paved, chain-link fenced, with three strands of barbed wire.

The property located at 978 S. High Street, which is the corner of Stewart and High, is a 2 ½ story, brick, single-family home, plus a one-story addition. This structure has been used in the past as offices on the first floor and apartment on the second. It is commonly known as the "Dutch House".

This structure has a gross building area, excluding the attic and basement, of 3,308 SF. It was originally built in 1930, and was reportedly remodeled in the 1970's.

The residential part of the building has a former office on the first floor and an apartment on the second floor. The first floor has effectively been gutted and is not currently usable.

The second floor apartment has 3 bedrooms, kitchen, and bathroom. This is an older unit, and in fair condition.

The exterior is still in reasonably good condition, being 2 ½ story brick, with a one-story brick addition. It has been original windows, slate roof, with galvanized iron cup gutters and downspouts.