



Retail Property For Sale

Well Established Auto Repair Business Or Re-Development Opportunity

1550 N 4th ST , Columbus, OH 43201



*presented by:*

**Anish Shah**  
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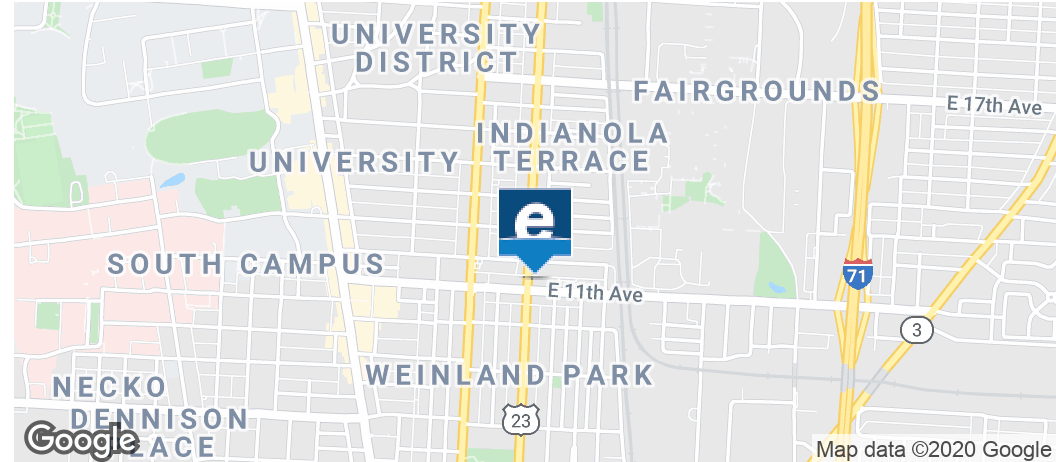
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**e-Merge Real Estate Commercial**  
12910 Stonecreek Dr  
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## OFFERING SUMMARY

|                |            |
|----------------|------------|
| Sale Price:    | \$675,000  |
| Cap Rate:      | 6.5%       |
| Lot Size:      | 0.25 Acres |
| Year Built:    | 1950       |
| Building Size: | 1,338 SF   |
| Zoning:        | Commercial |
| Market:        | Columbus   |
| Submarket:     | Downtown   |
| Price / SF:    | \$504.48   |

## PROPERTY OVERVIEW

1550 N 4th St Columbus, OH 43201

Welcome to 1550 N 4th St! An Urban corner lot consisting of two parcels for a total of .25 acres.

This prime location is perfect for a re-development project, or an owner user that has an opportunity to take over and run an established auto repair show that has been serving Central Ohio for more than 40 years. For more information and financial analysis please contact us for more details.

Contact Tom Buoni or Anish Shah for more info.

## PROPERTY HIGHLIGHTS

- Two Parcels
- Urban Corner Lot
- Near the Short North & OSU Campus area
- Re-Development Opportunity
- Existing Auto Repair Shop of 40+ years

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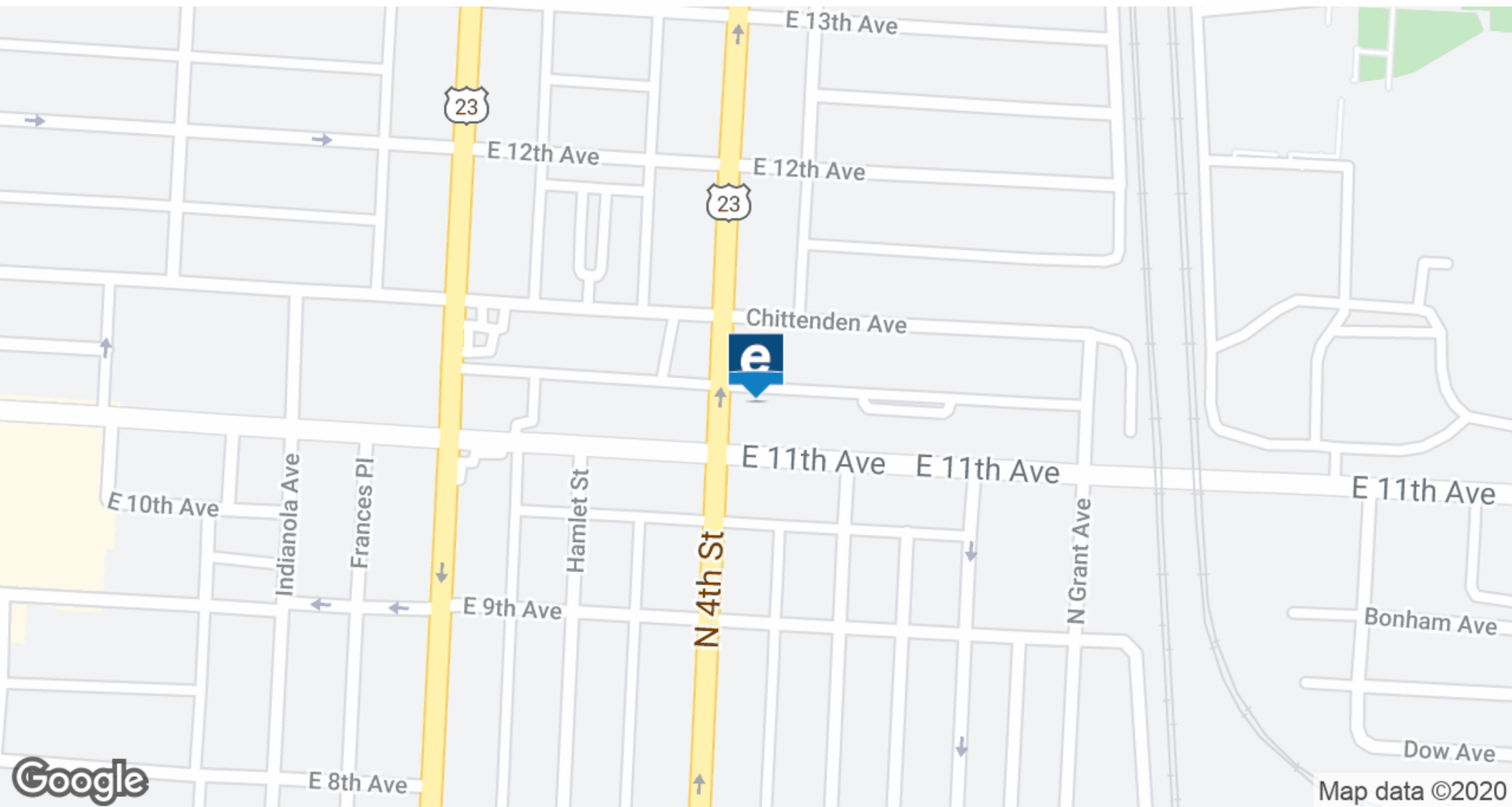
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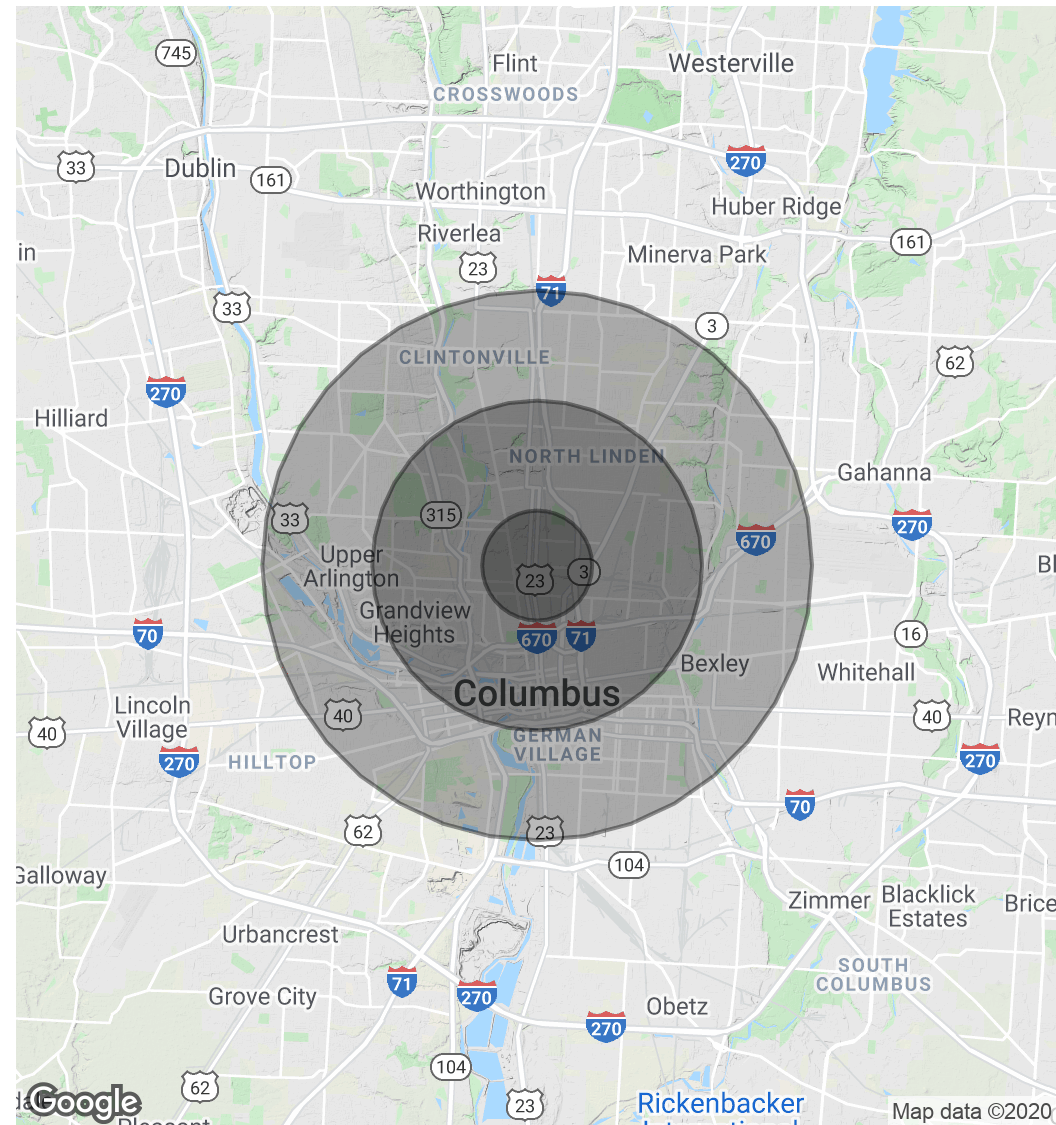
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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 33,263    | 149,874   | 345,791   |
| Average age          | 22.7      | 28.4      | 32.8      |
| Average age (Male)   | 22.7      | 27.8      | 32.0      |
| Average age (Female) | 22.7      | 29.0      | 33.6      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households     | 10,871    | 61,297    | 144,012   |
| # of persons per HH  | 3.1       | 2.4       | 2.4       |
| Average HH income    | \$28,013  | \$42,772  | \$52,939  |
| Average house value  | \$201,616 | \$162,639 | \$183,407 |

\* Demographic data derived from 2010 US Census



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