

Office Building For Sale

7657 E Main St Medical Building

7657 E Main St, Reynoldsburg, OH 43068



OFFERING SUMMARY

Sale Price:	\$479,900
Cap Rate:	11.38%
NOI:	\$54,634
Lot Size:	0.47 Acres
Year Built:	1975
Building Size:	3,157 SF
Zoning:	Commercial
Market:	Columbus
Submarket:	East Columbus
Price / SF:	\$152.01

PROPERTY OVERVIEW

Incredible Medical/Office building for sale. Long term use by the owner and has since been leased by Mt Carmel Health. 3,157sf with 20+ parking spaces. Perfect opportunity or an investor searching for a strong investment or a future owner user. Contact us for further information and details.

PROPERTY HIGHLIGHTS

- - 3,157sf
- - Class B Medical/Office Building
- - Investment or Owner User
- - Long Term Tenant

presented by:

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MOUNT CARMEL **Internal Medicine**



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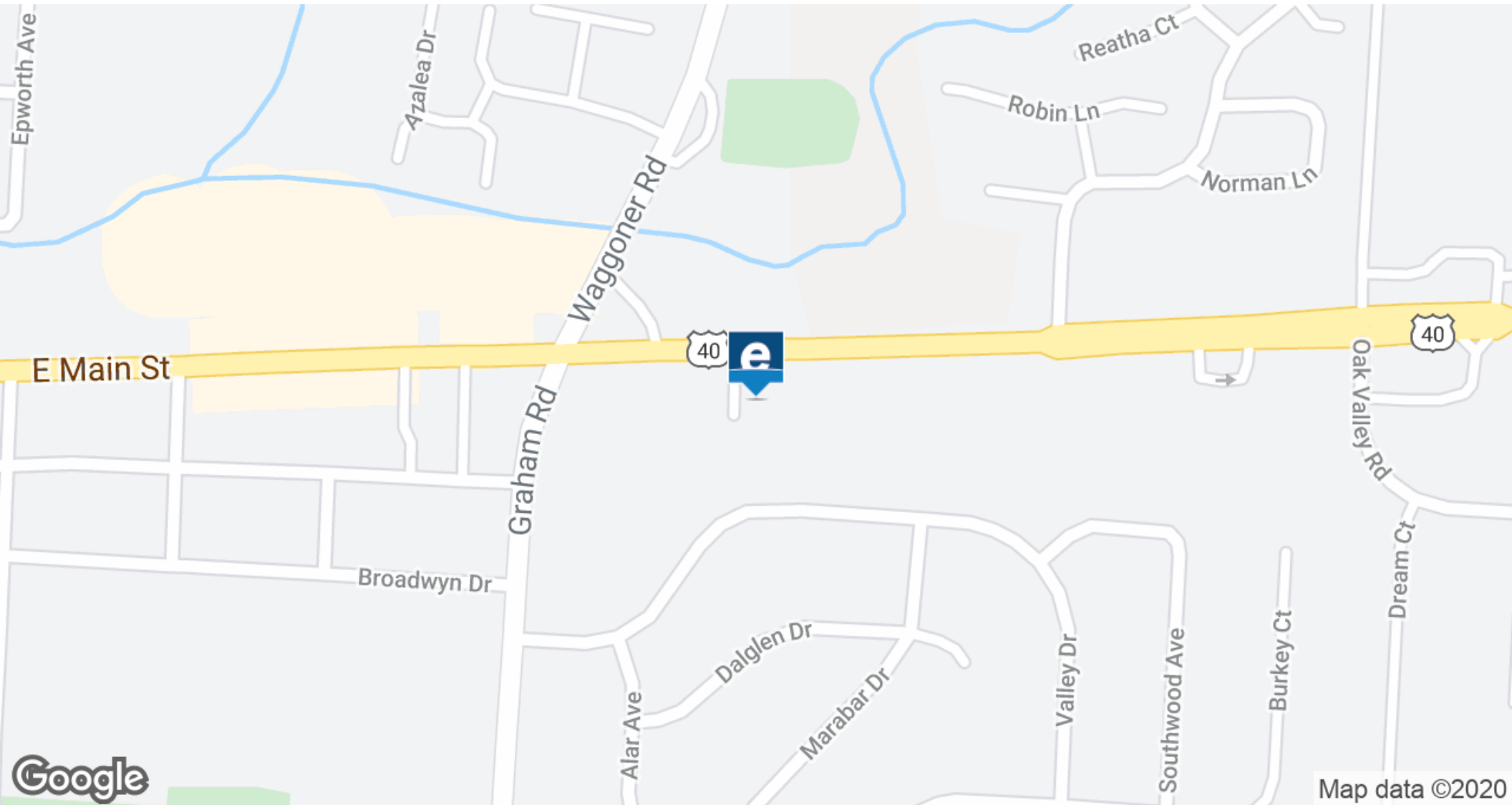
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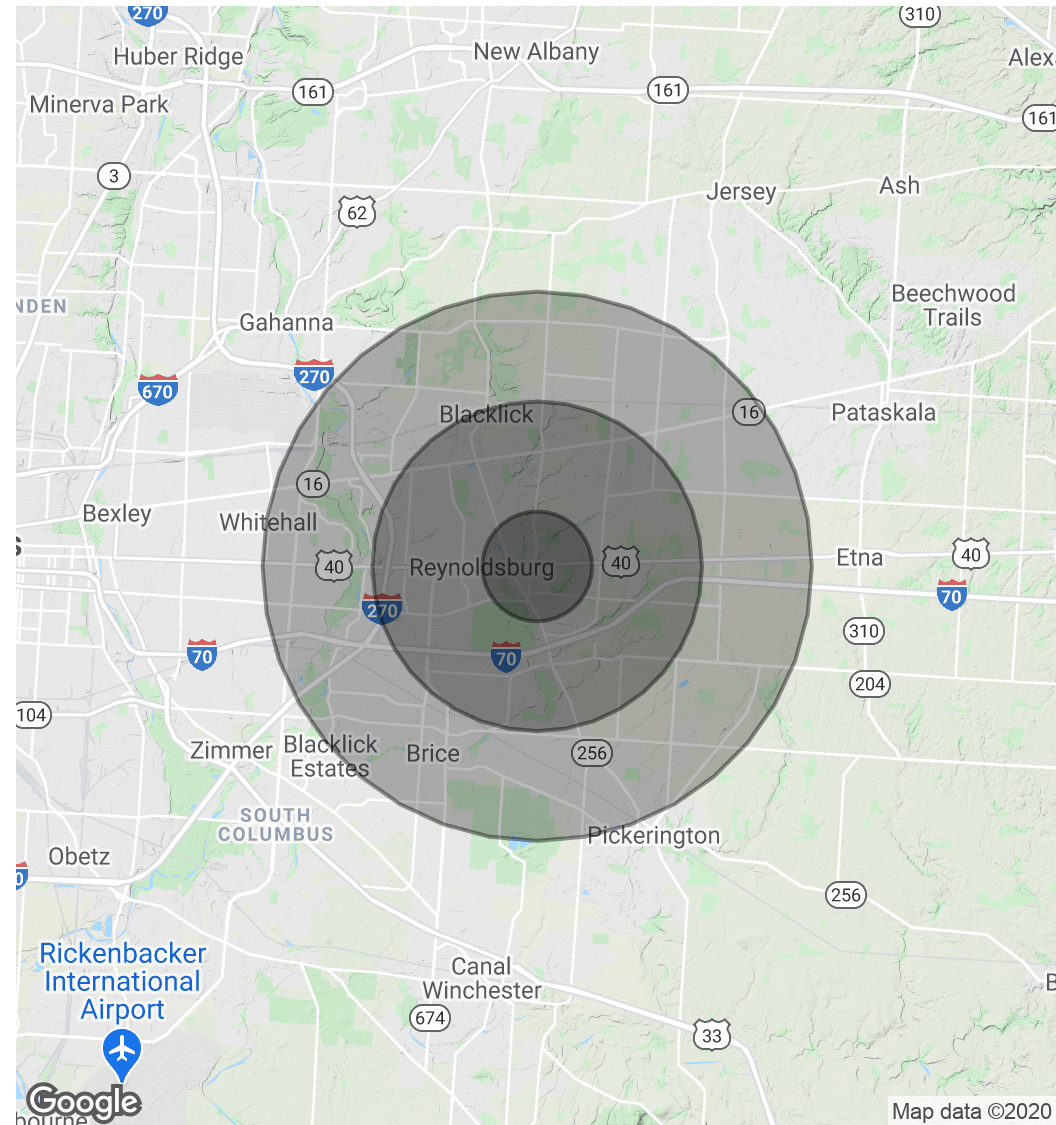
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,511	82,953	170,195
Average age	39.1	34.9	34.6
Average age (Male)	35.0	33.2	33.2
Average age (Female)	42.3	36.3	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,141	32,868	66,667
# of persons per HH	2.3	2.5	2.6
Average HH income	\$63,980	\$65,809	\$67,484
Average house value	\$147,904	\$159,410	\$169,718

* Demographic data derived from 2010 US Census



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