



630 NORTH HAGUE AVENUE, COLUMBUS, OHIO

FOR SALE: \$299,000



Property Features:

- Two Story Commercial Warehouse
- Located off I-70 East and West
- Each unit has overhead doors with separate entrances
- Above units-finished office space
- Kitchen, full bath and 2 offices
- Currently rented
- Great investment property!!!!

BEST CORPORATE REAL ESTATE
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

211007618

640 N Hague Ave

\$ 335000



Exterior Front



View
Overhead Door



Interior Space/Layout



View
Bath



View
Office



Interior Space/Layout



View
Warehouse



View
Overhead Door



View
Office



View
Kitchenette

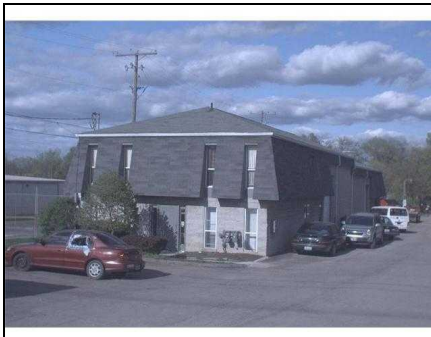


View
Outside Fenced Storage



View
Outside Fenced Storage



Buyer Full Report**Industrial**

MLS#: 212036165

Status: **Active**
List Agr Type: ERSLP: \$ 299,000
Photos: 1
VT:Parcel #: 570-184719-00
Use Code:Previous Use:
Zoning:For Sale: Yes For Lease: No
Occupancy Rate: 100%For Exchange: No
Mortg Balance:Gross Inc: \$27,600
Total Op Exp: \$12,400
NOI: \$15,200Condo Fee:
Addl Acc Cond : NONEKNOWNTaxes (Yr): \$8,465 / 2011
Assessment:Tax Incentive:
Possesion:**General Information**Address: [630 N Hague Ave](#)
Between Street: Fisher Rd & Dibblee Ave
Complex:
Distance to Interchange:Unit/Suite:
City: Columbus
County: [Franklin](#)
Multi Parc:Zip: 43204
Corp Limit:
Township: Franklin
Near Interchange: I-70 East&West**Building Information**Tot Avail SqFt: 6,705
Tot Bldg SqFt: 6,705
Flrs Abv Gnd: 2
of Docks: 0
Year Built: 1987
Min Ceiling Ht:Min SqFt Avail: 6,705
Acreage: 0.490
of Units:
of Drive-In Doors: 2
Year Remodeled:
Max Ceiling Height:Max Cntg SF Avail: 6,705
Lot Size: 279 x 69
Parking:
Bay Size:
Bldg Depth:
Office SqFt: 1,000

Suite #	SqFt	Date Avail	Suite #	SqFt	Date Avail
1:			3:		
2:			4:		

FinancialsLease Rate \$/SqFt: \$0
Exp Paid By: L T Reimburse L T Contracts Directly
ALL
RE Taxes:
Bldg Insurance:
Utilities:
Maint/Repairs:
Janitorial:
CAM:
Cu Yr Est \$/SF**Terms Desired:**Will Landlord Remodel:
Finish Allowance/SqFt:
Pass-Thru of Exp ovr Base Yr:
Exp Stop:**Features**

Heat Fuel: GAS

Electric: SINGLE PHASE
Services AV: ELECTRIC,GAS
Construction: BLOCK

Alternate Uses: COMMERCIAL,OFFICE

Primary Photo Source: Realtor Provided(Time limited)

Property Description

Two story commercial warehouse located off 70 East and West. Each unit has overhead doors with separate entrances. Above units, there is finished office space. Office space has kitchen, full bath, and 2 offices. There is front parking for 3-5 cars and side parking. Buyer or Buyer's tenants may have signage in front of building. The property is currently rented. Tenants pay \$2,300/month. This would be a great owner user building when a tenant moves out!

Sold Information

Sold Date:

SP:



1 **630 N Hague Ave**



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Address: **630 N Hague Ave**
 City/State/Zip: **Columbus, OH 43204**
 Market: **Northwest**
 Submarket: **Hilliard/West**

Year Built: **1987**
 Core Factor: **--**
 Sublease: **No**
 % Occupied: **100%**

Bldg Size: **6,705 SF**
 Stories: **2**
 Status: **Existing**
 Class: **C**
 Parking Ratio: **--**

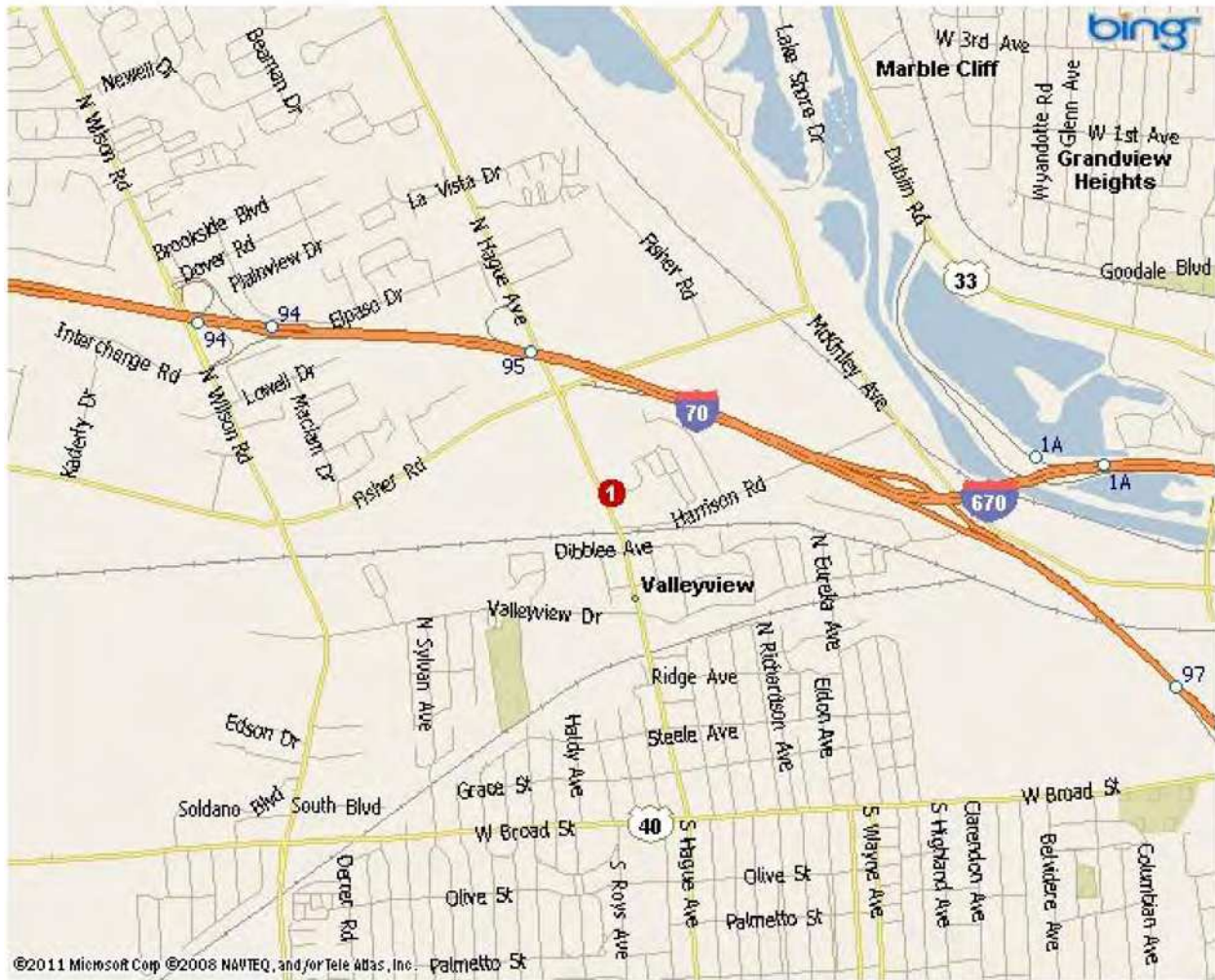
Available SF: **6,705 SF**
 Max Contig: **--**
 Rental Rate: **----**
 Sale Price: **\$299,000**
 Price/SF: **\$44.59 /SF**

Property Type: **General Office**
 Zoning: **M2, H-35**
 Parcel #: **570-184719-00**

Best Corporate Real Estate
 Andrew Balalovski (614) 559-3350x 19



Property Map



Map Legend

- 1) 640 Hague Ave, Columbus, OH 43204
-

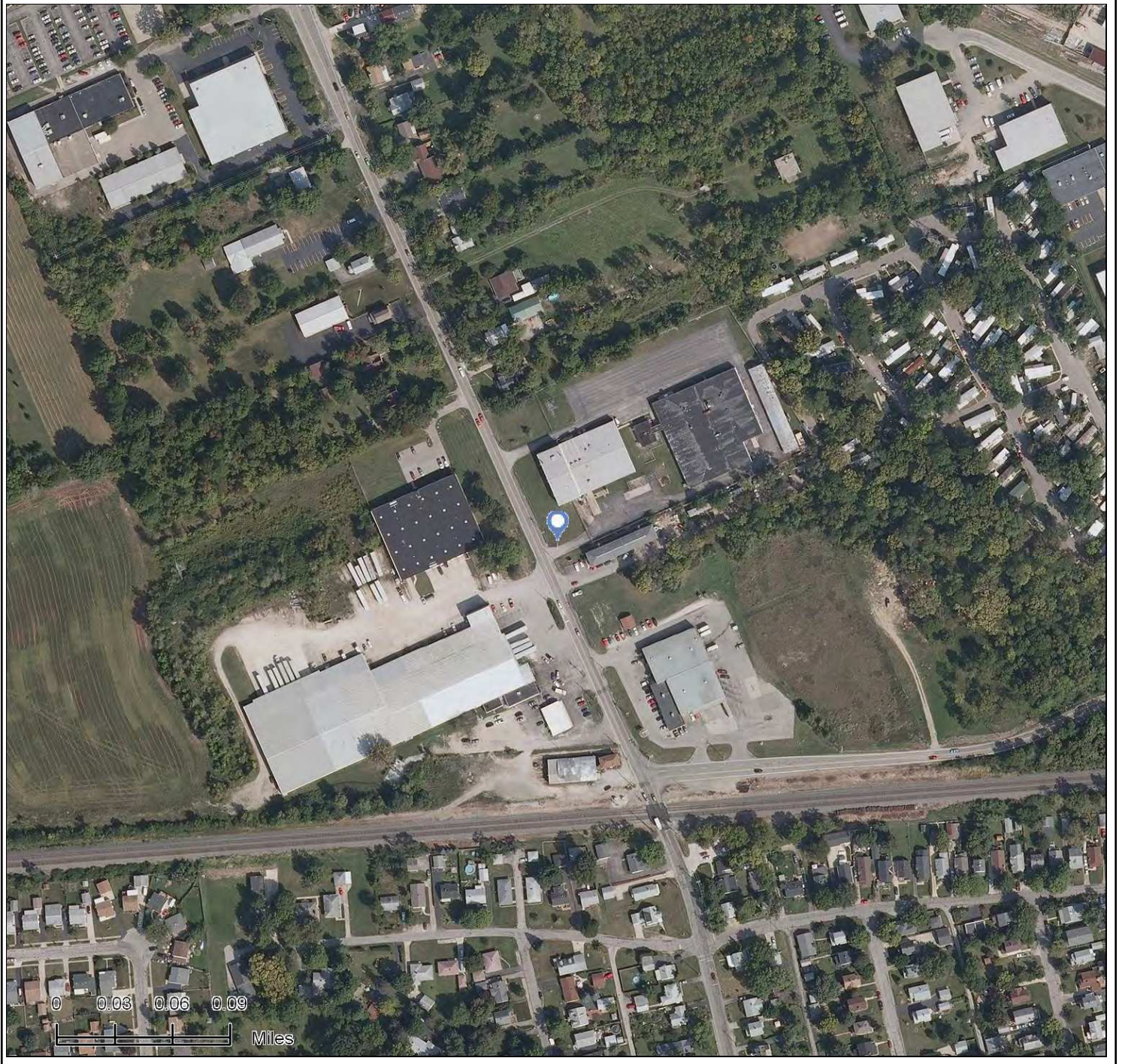


Site Map on Satellite Imagery – 0.4 Miles Wide

Prepared by Randy Best

640 N. Hague Ave., Columbus, OH 43204-1421
Drive Time: 5, 10, 15 Minutes

Latitude: 39.967912
Longitude: -83.078234



Source: © i-cubed



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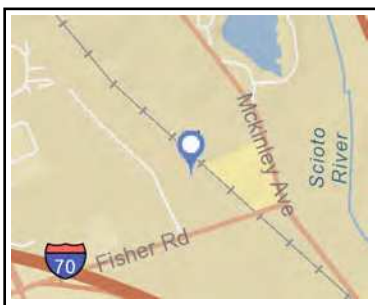


Traffic Count Map - Close Up

Prepared by Randy Best

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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