



For Sale

Owner/User or Investment Opportunity

2999 E Dublin Granville Rd

Columbus, Ohio 43231

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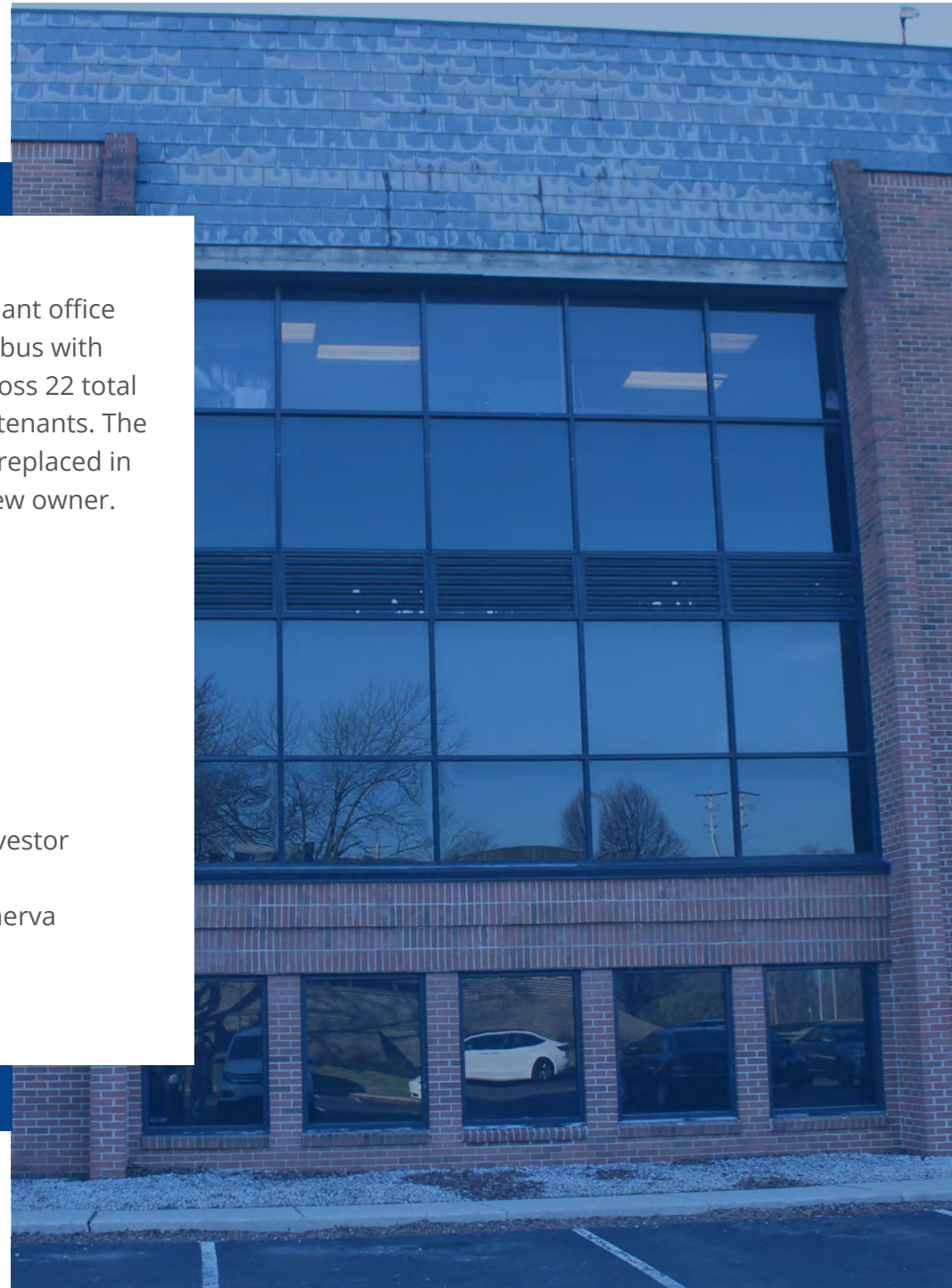


Investment Overview

2999 E Dublin Granville Rd is a 24,012 SF three-story multi-tenant office building located on SR-161 in a dense part of Northern Columbus with immediate access to I-270. The building is 93.6% occupied across 22 total tenant suites with small office layouts that offer value for the tenants. The building offers ample parking at a ratio of 4/1000, a new roof replaced in 2023, and short lease structures that offer flexibility for the new owner.

Investment Highlights

- 93.6% occupied | 24,013 SF multi-tenant office building
- Small “executive office” suites
- New roof installed in 2023
- Short lease structures offer flexibility for owner/user or investor owners
- Neighborhood commercial zoning located in Village of Minerva Park/Blendon Township



Offering **Summary**

\$1,395,000

Listing Price

9.14%

Cap Rate

\$58.10 PSF

Price/SF

Financial

Listing Price:	\$1,395,000
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Listing Price PSF:	\$58.10 PSF
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NOI:	\$102,238
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Cap Rate:	9.14%
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Occupancy:	93.6%
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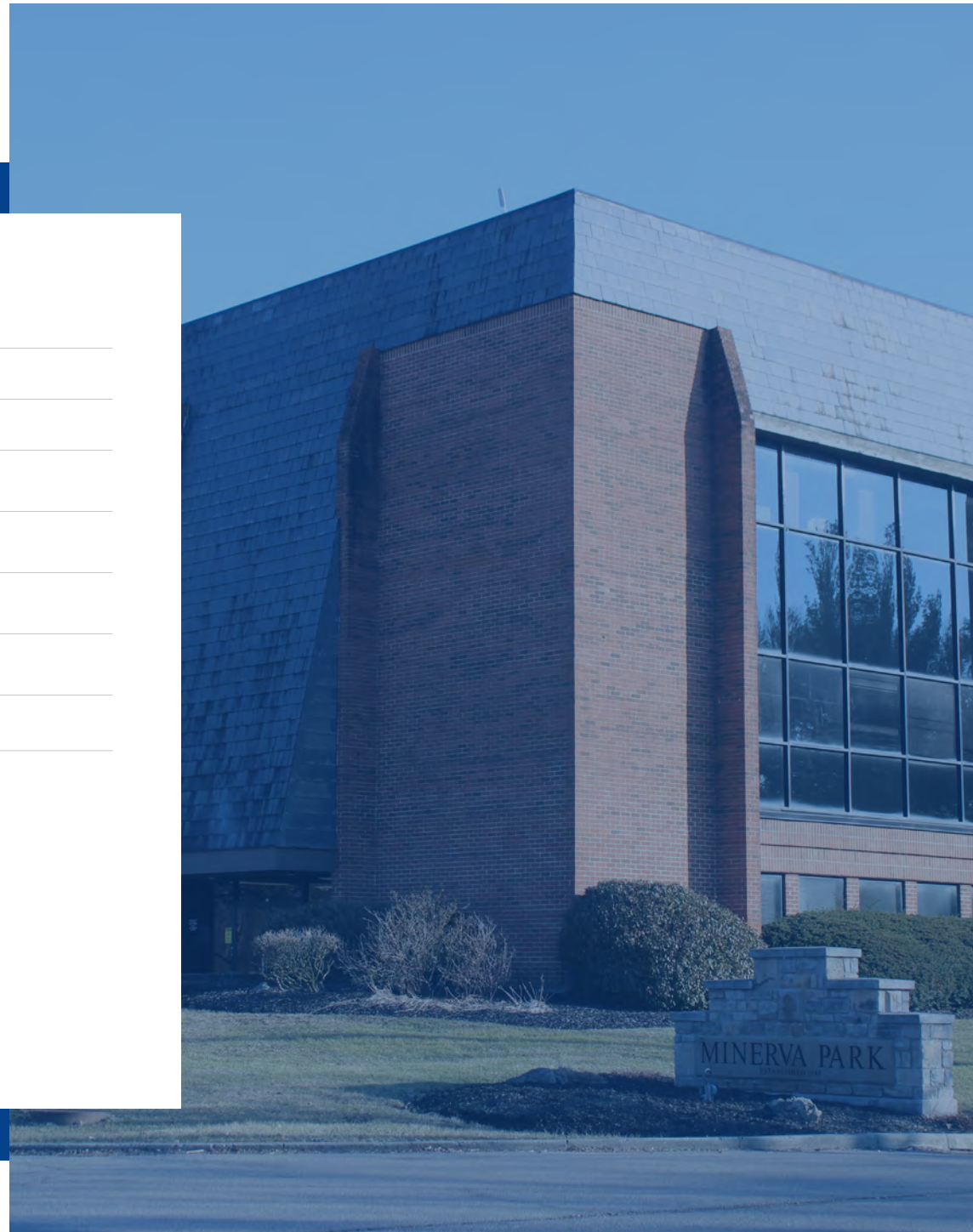
Average Rent:	\$12.30 PSF
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Property Details

2999 E Dublin Granville Rd
Columbus, OH 43231

Building Size:	24,012 SF
Floor Size:	8,004 SF
Lot Size:	1.084 acres
Stories:	3
Parking:	85 parking spaces
Parking Ratio:	4/1,000 SF
Year Built:	1970





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