

1169 Bryden Rd  
Columbus, OH 43205

For Sale / Lease



## REDEVELOPMENT or OWNER/USER OPPORTUNITY OLDE TOWNE EAST NEIGHBORHOOD

Property Size: +/-38,000 SF  
on 2.2 acres (8 parcels)

Sales Price: \$1,950,000  
Lease Rate: \$4.95 psf Net

### Franklin County Parcel #s & Zoning:

010-044593-00 → I - Institutional zoning  
010-034786-00  
010-048015-00  
010-006156-00  
010-034786-00  
010-000714-00 → PP1 - Limited Parking zoning  
010-045094-00  
010-051001-00 → R3 - Residential zoning

- Current primary zoning allows institutional & medical uses
- Most recently operated as a nursing home
- Rezoning for redevelopment possible - alley could be closed
- Property is not considered historic
- Building is equipped with full commercial kitchen, group rooms, offices, elevators and a fire sprinkler system
- Parking at building and on additional parcels
- Olde Towne East is a reinvigorated area of town
- Less than 1,000 feet to Sav-A-Lot grocery and other retail and service providers
- Located on COTA bus line - 150 feet to nearest bus stop

All of the contained information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



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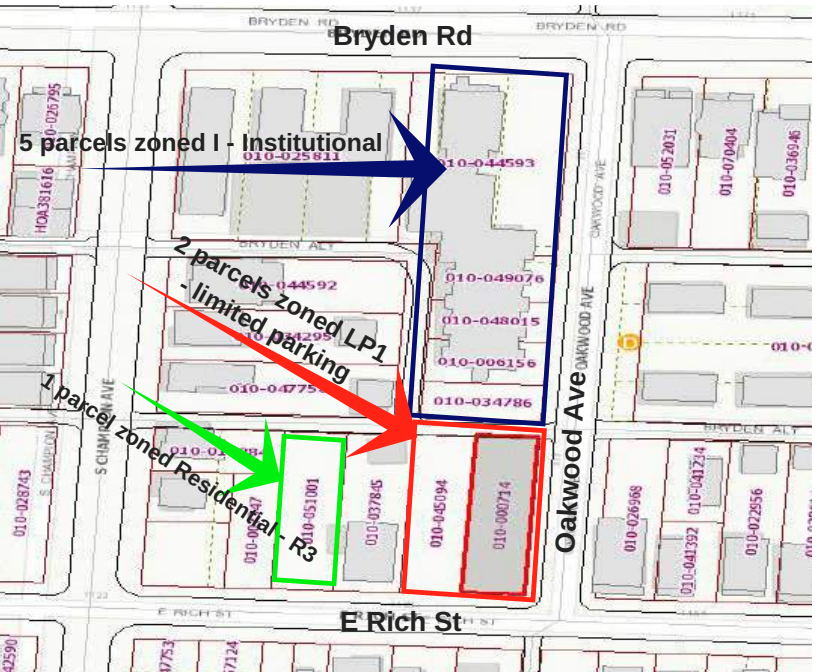
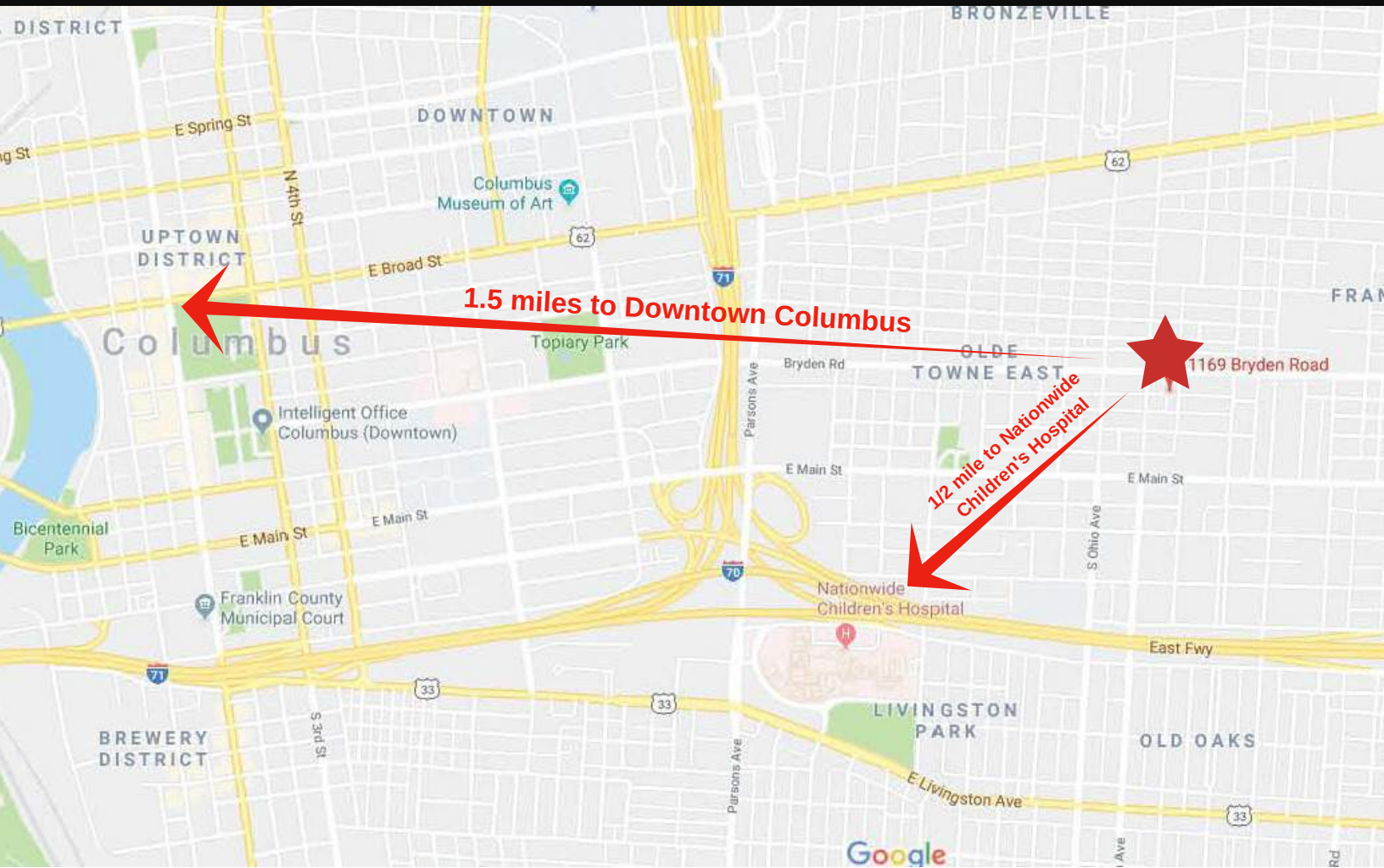
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