

2570 -2572 Oakstone Drive
Columbus, OH 43231

For Sale



INVESTMENT OR PERFECT FOR OWNER-USER

Sales Price:

\$540,000 (\$54.00 psf)

Building Size: 10,000 SF

- Well located and maintained office building and office park
- Located in Oakstone Office Park
- Off of Cleveland Avenue, less than 1/2 mile to I-270 interchange
- Low operating costs
- Steady reliable tenants
- Suite sizes 2,500 SF
- Multi-tenant building with varied lease expirations
- 5,000 SF currently available to owner-user or Seller will master lease



Allen Faires, CCIM
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Alterra Real Estate
614.365.9000
www.AltterraRE.com

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- 10,000 SF office building already condominiumized into two 5,000 SF office condos
- Each unit is 2 floors with 4 suites in each unit
- Built in 1986
- Roof replaced in 2005
- Parking Ratio 4/1,000 SF
- Oakstone Condo Association maintains common areas and the office park - 7 buildings in Association

Price: \$540,000 (\$54.00 psf)

Cap Rate: 10% (with owner-user in 5,000 SF)

NOI (2019 projected w/ owner-user in 5,000 SF): \$53,978

Returns:

Annual Cash Flow:	\$24,133	18%
Annual Debt Reduction:	\$ 7,763	6%
Tax Deduction:	\$14,012	10%
Annual Appreciation:	\$16,200	12%
Total Annual Return:	\$62,108	46%

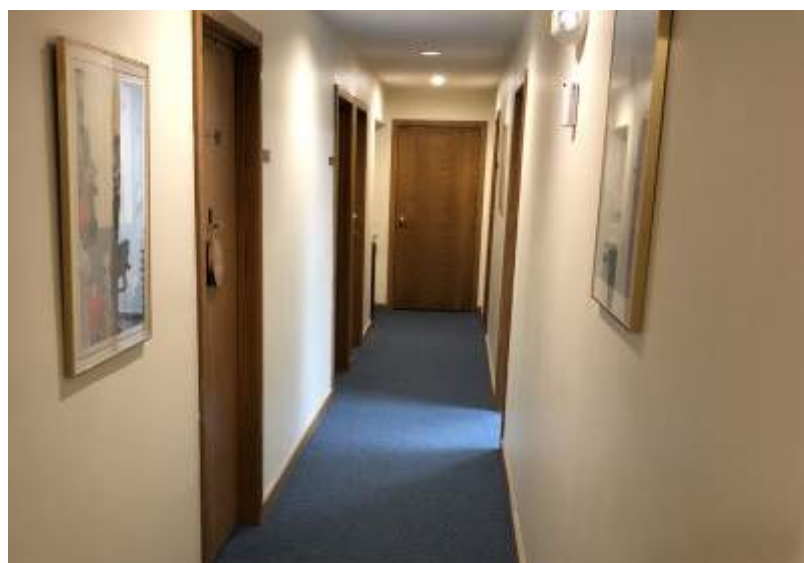


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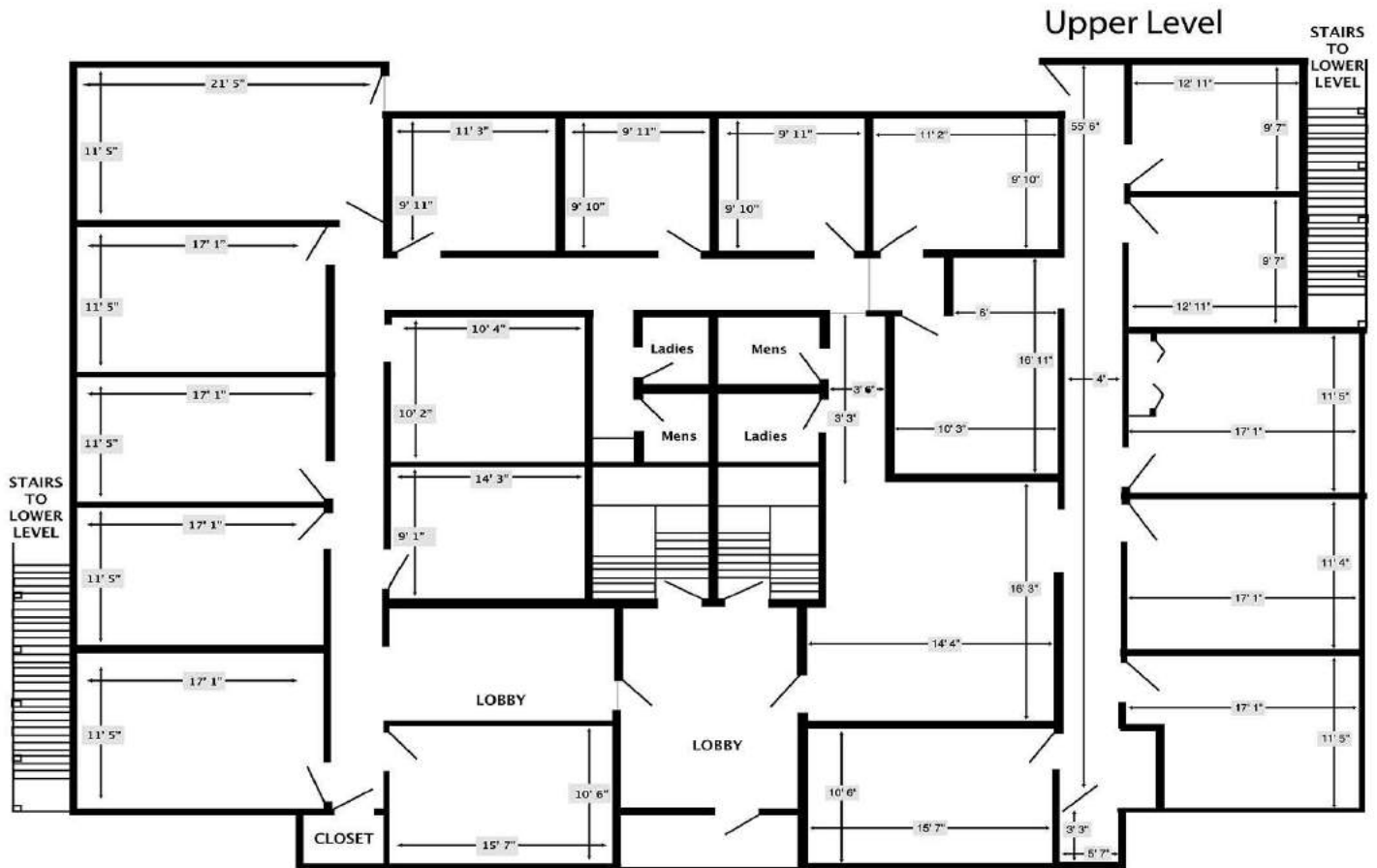


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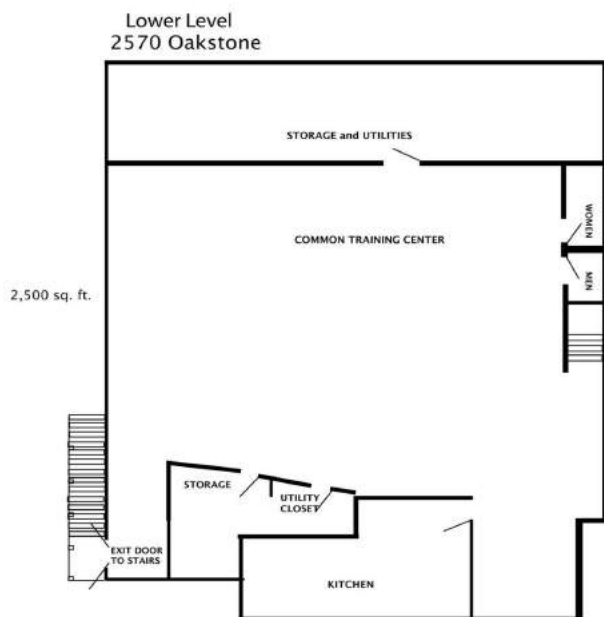
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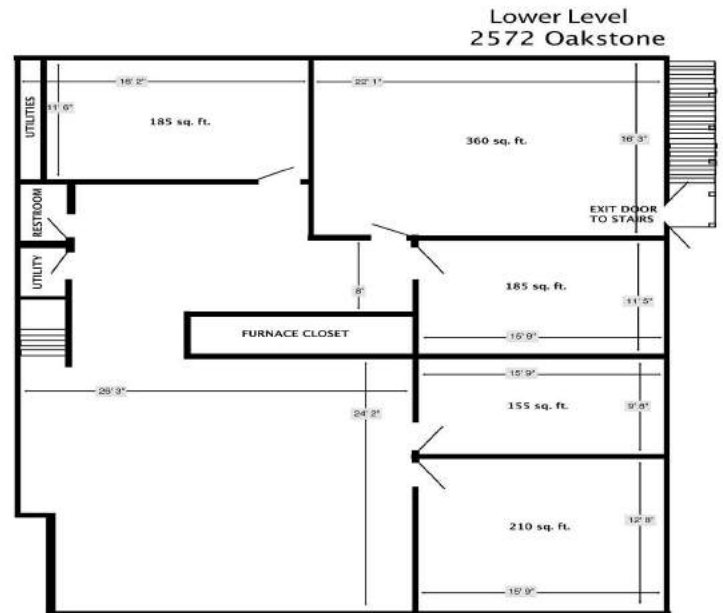


2570 Oakstone

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Lower Level
2570 Oakstone



Lower Level
2572 Oakstone