

**FOR SALE**



**447 E. Mound St., Columbus, OH 43215**

**1,288 Sq.Ft. Office/Mixed-Use Condo in Downtown Columbus**

**\$325,000 Asking Price**



**Location:** Convenient location in Downtown Columbus with easy access to courthouse, German Village, I-70, I-71, SR 315 and I-670

## Office Condo

**Doug Tenenbaum, SVP Columbus Region**

**614-554-4408 Mobile**

**tenenbaumrealestate@gmail.com**

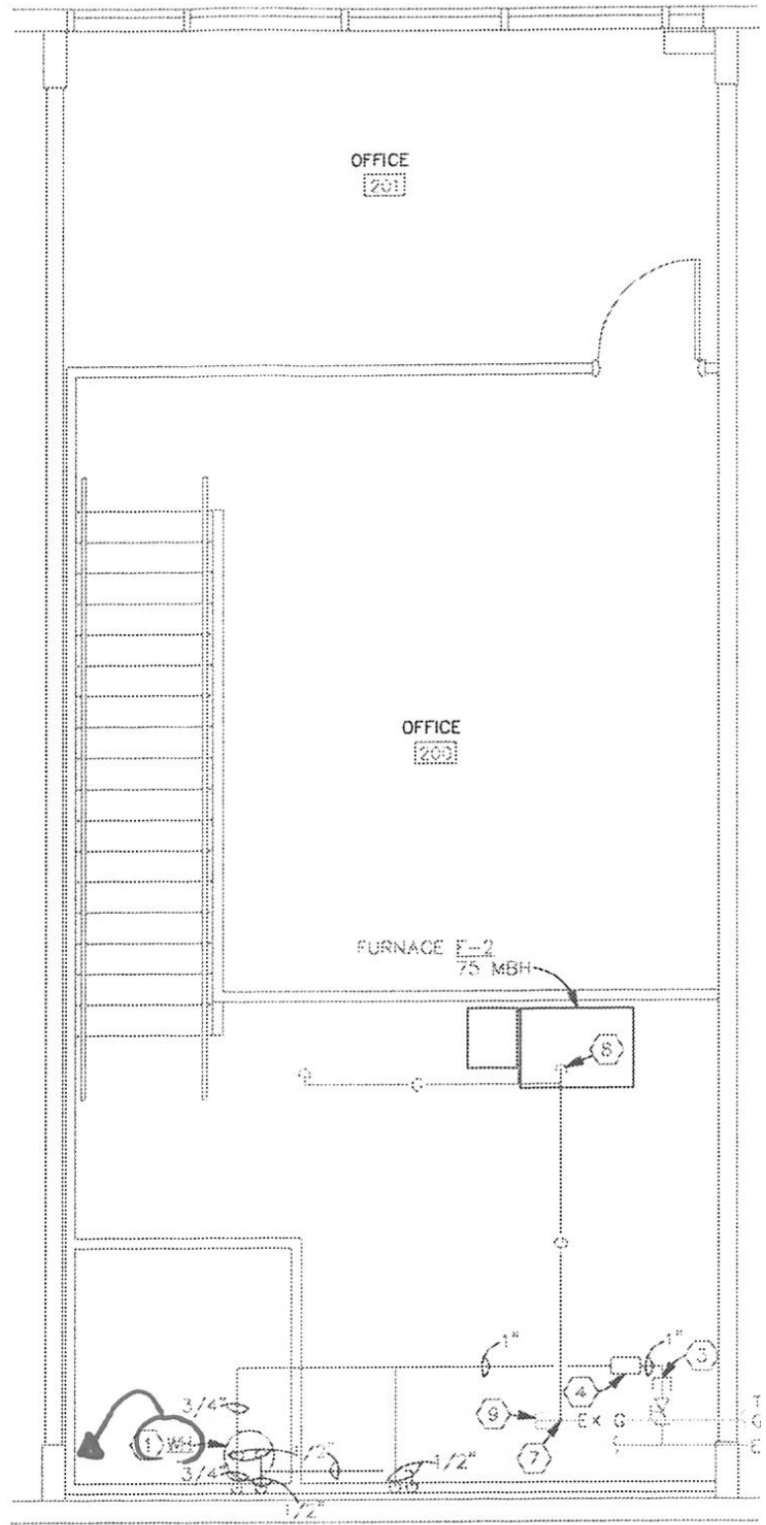
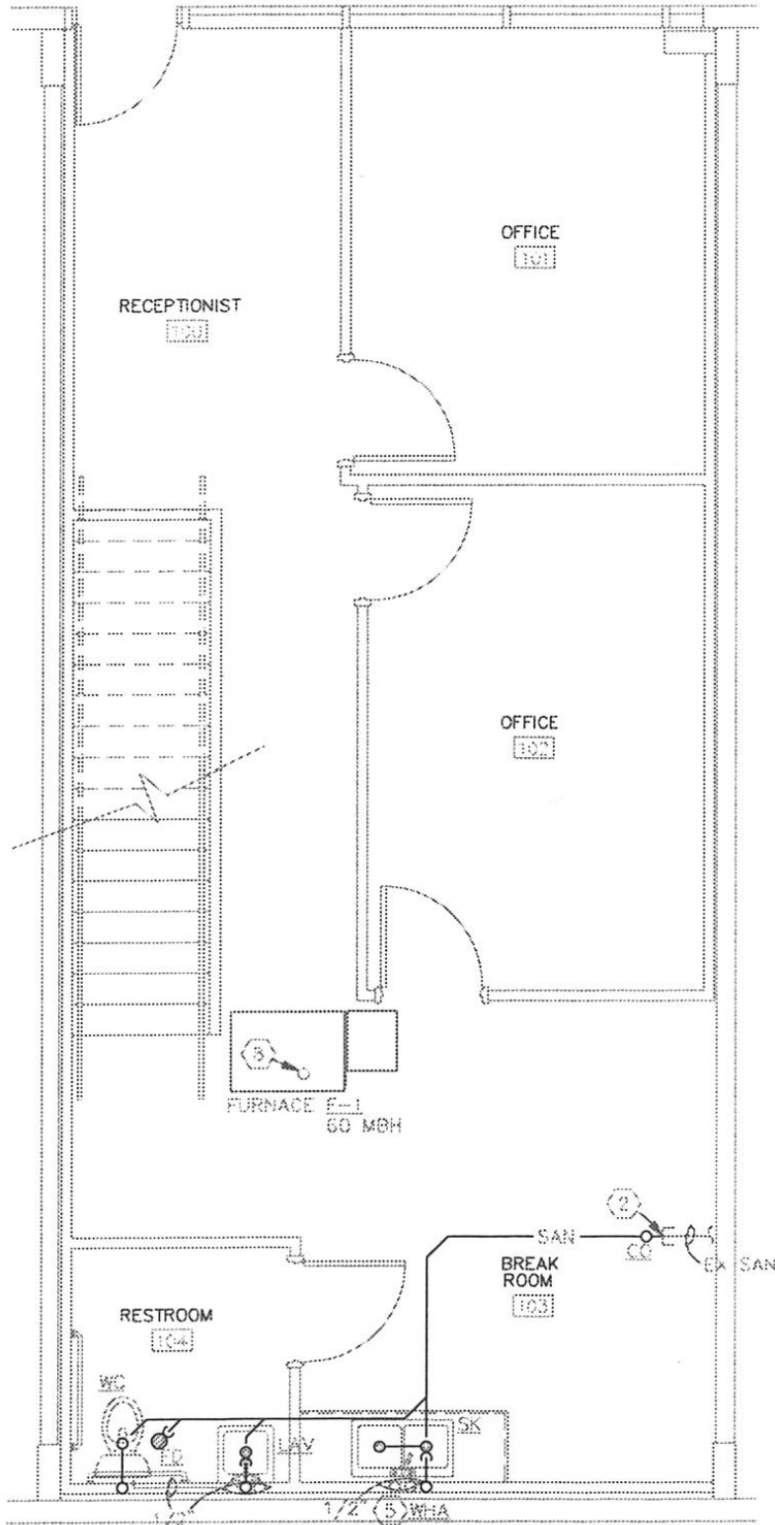
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<b>Asking Price:</b>	\$325,000
<b>Square Footage:</b>	1,288 SF (880 SF on 1 <sup>st</sup> floor; 408 SF on 2 <sup>nd</sup> floor)
<b>Municipality:</b>	City of Columbus, Franklin County
<b>Zoning:</b>	Downtown District, DD <a href="#">Chapter 3359 - Downtown District Zoning</a>
<b>Permitted Uses:</b>	A permitted use within the downtown district shall be any use permitted in any residential, institutional, commercial, manufacturing, or parking district, except uses listed in subsection (B) of this section (Section 3359.17)
<b>Land Use:</b>	450 – Condominium Office Building
<b>Current Use:</b>	Law Office
<b>Property Class:</b>	Commercial
<b>Tax Parcel Number:</b>	010-284322-00 <a href="#">Tax Card Link</a> <a href="#">Tax Map Link</a>
<b>Year Built:</b>	2002
<b>Year Built Out:</b>	2008
<b>Exterior:</b>	Glass and Masonry
<b>Unit Dimensions:</b>	20' x 45'
<b>Stories:</b>	2 story above grade
<b>Parking:</b>	28 on-site parking spaces on site; 2 specific parking spaces allocated to this unit.
<b>Google Map Link:</b>	<a href="#">Google Aerial Map Link</a>
<b>Real Estate Taxes:</b>	\$4,599.84 per year
<b>Condo Assoc Fee:</b>	\$150/month
<b>Condo Association:</b>	Mound Street Office Condominium <a href="#">Link to Declaration &amp; Bylaws of Mound Street Office Condominium</a> <a href="#">Link to 1st Amendment to Declaration of the Mound Street Office Condominium</a> <a href="#">Link to Survey Plat from the 1st Amendment to Declaration</a>
<b>Office Condo Details:</b>	Unique office condo in the Columbus CBD Lots of natural light with floor to ceiling windows. Designed by Jonathan Barnes built in 2002, this office unit was fully built-in in 2008. Built in Reception Desk with rear overhead cabinets Ceramic flooring, carpeted offices, window shades, intercom  1 <sup>st</sup> floor: Reception/waiting area, 2 private offices, and ADA compliant restroom and an open office area that opens to the break room with refrigerator, sink, countertops and cabinets  2 <sup>nd</sup> floor: Has a large open office area ideal for cubicles or workstations and private 3 <sup>rd</sup> office or conference room.
<b>The Columbus Region:</b>	<a href="#">One Columbus Market Overview</a>

**DISCLAIMER:** This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Hanna Commercial Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Hanna Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has Hanna Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

# First Floor Plan

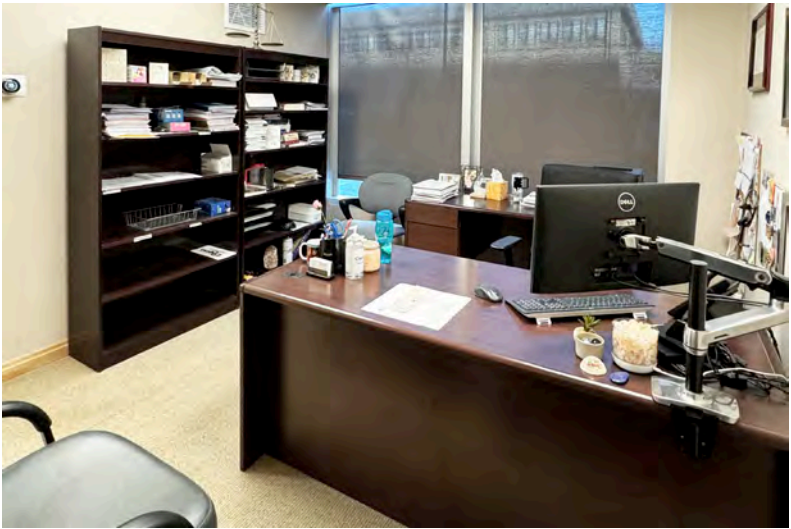
# Second Floor Plan



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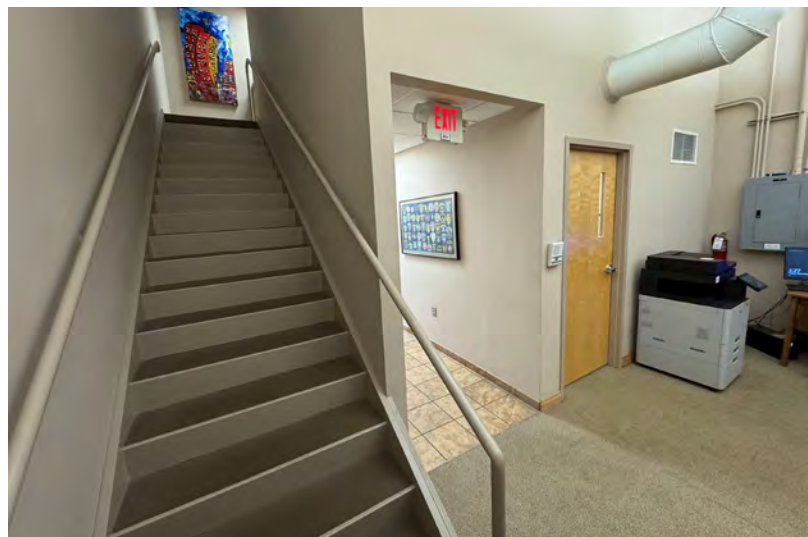
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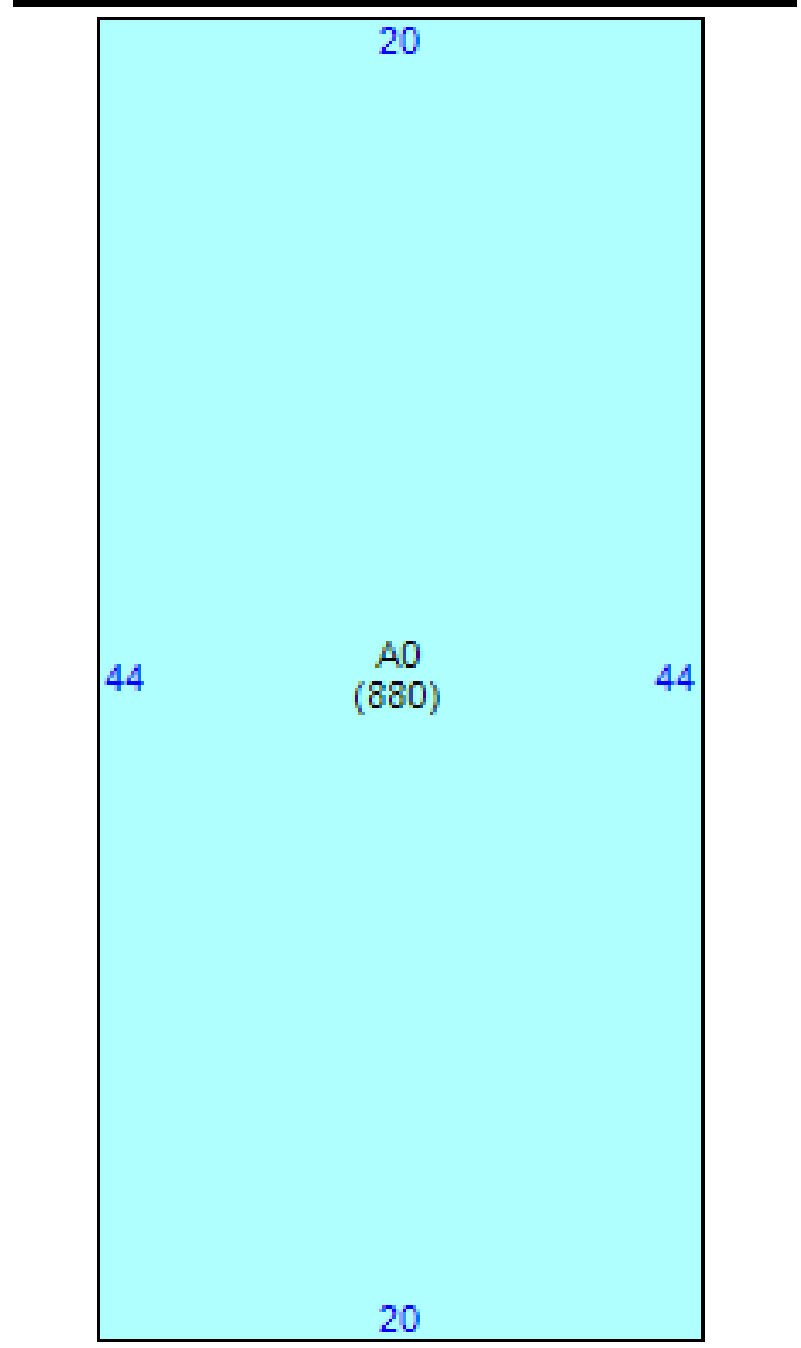


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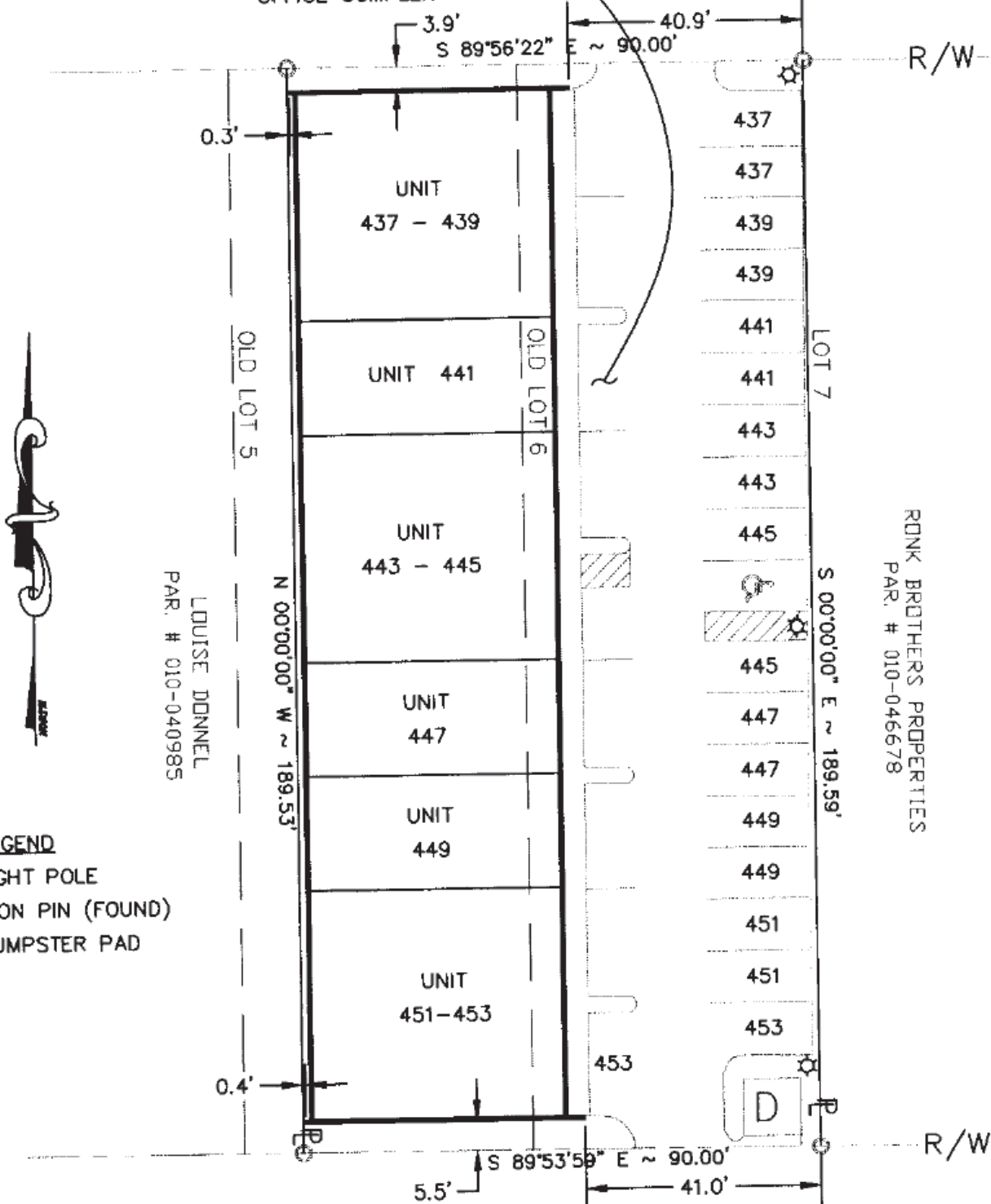
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☪ MOUND ST. (82.5' R/W)

MOUND STREET DEVELOPMENT CO., LLC  
 INSTR. NO. 199908190211253 INSTR. NO. 199908190211255

TWO STORY LOFT  
 OFFICE COMPLEX

LOT 7 and  
 EAST 40' of LOT 6



LOUISE DONNEL  
 PAR. # 010-040985

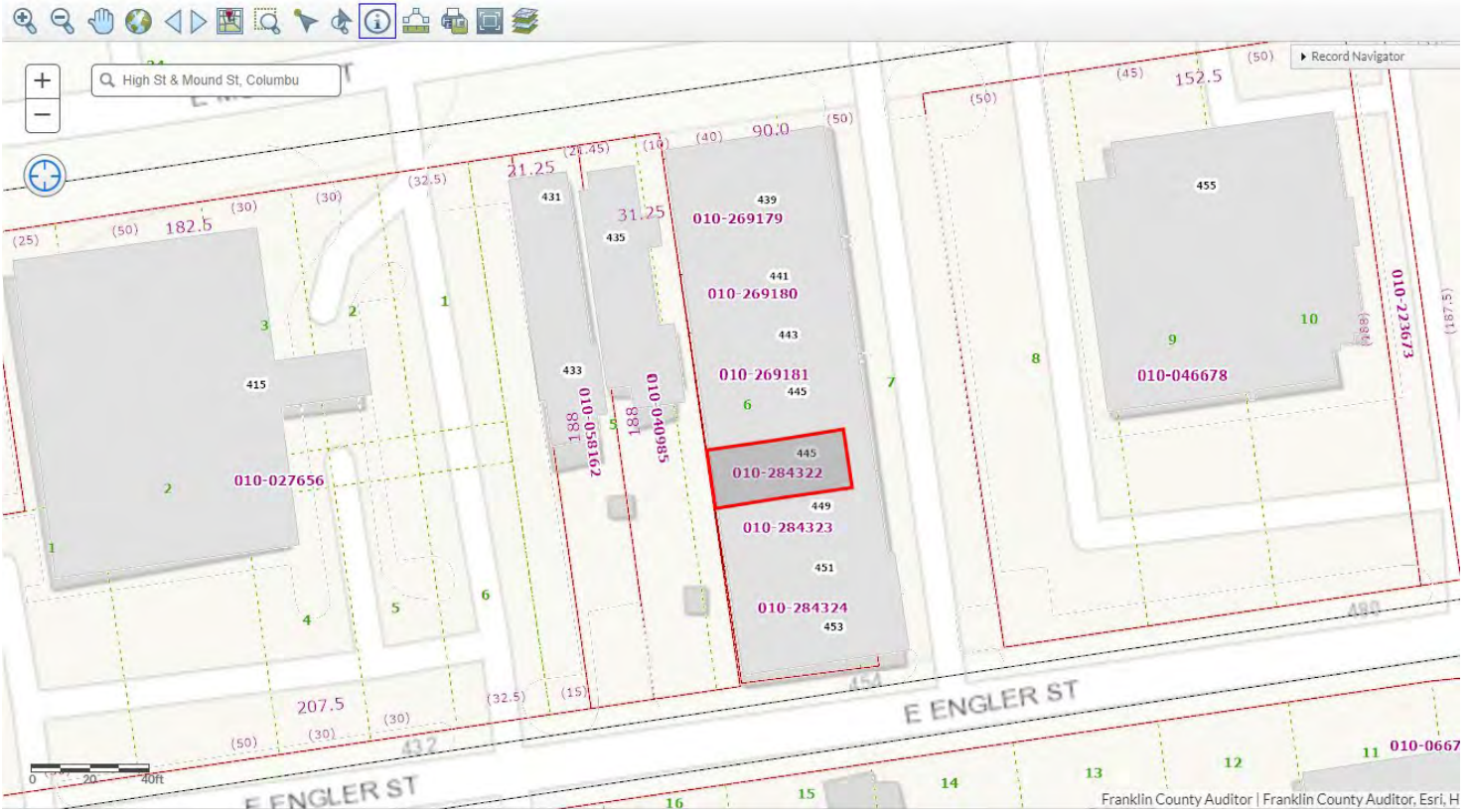
RONK BROTHERS PROPERTIES  
 PAR. # 010-046678

- LEGEND**
- ☆ LIGHT POLE
  - IRON PIN (FOUND)
  - D DUMPSTER PAD

☪ ENGLER ST. (32' R/W)

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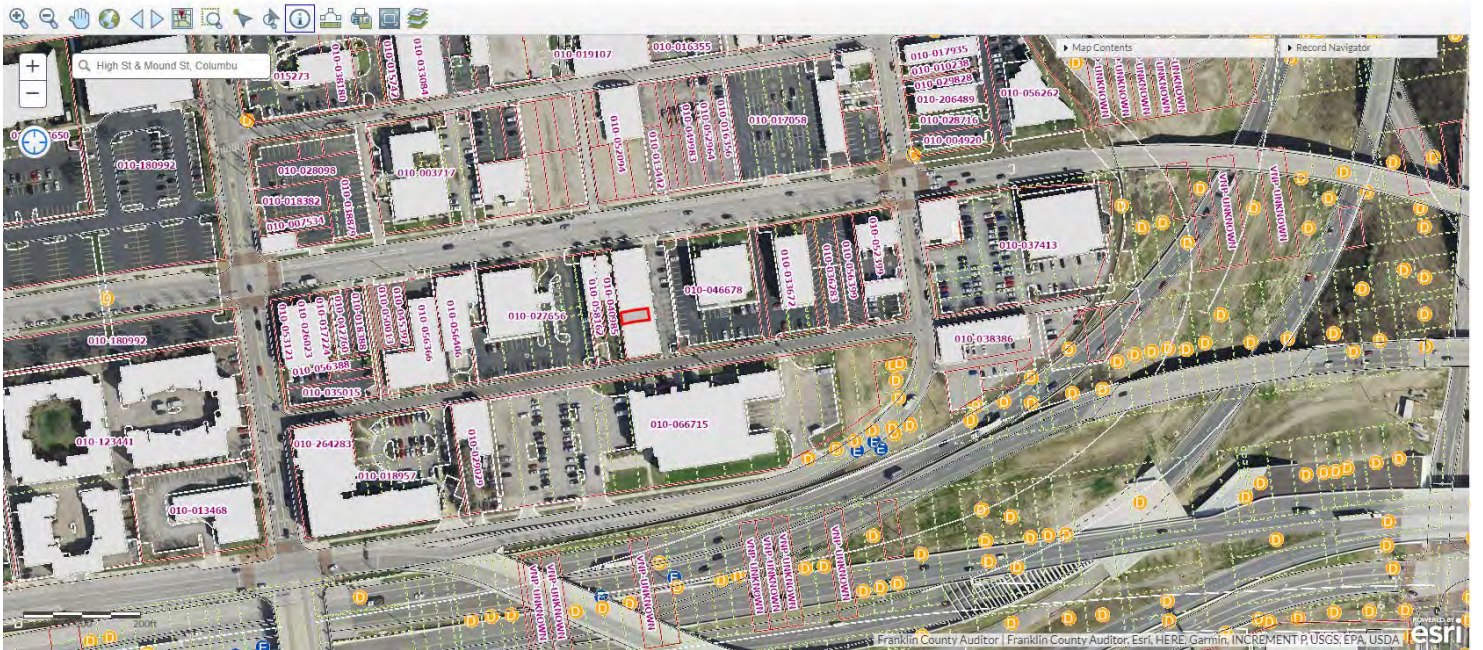
Parcel ID: 010-284322-00  
CZ INVESTMENTS LLC



Franklin County Auditor | Franklin County Auditor, Esri, H

Parcel ID: 010-284322-00  
CZ INVESTMENTS LLC

Map Routing: 010-T163D -004-01  
447 MOUND ST



Franklin County Auditor | Franklin County Auditor, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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