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COMMERCIAL
REAL ESTATE CO.

For Sale

\$324,900

APN: 234-000032-00;
234-000073-00

Size: 1,934 SF

Acres: .26 Acres

County: Franklin

Current Zoning:

Township: Pleasant

Contact:

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Realtor®

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1032 Columbus Street

Harrisburg, OH 43126

Set-Up for a Veterinary Practice or General/Medical Office

Positioned prominently on Columbus Street - Harrisburg's Main Street - this well-maintained **1,934 square foot brick building** offers an excellent opportunity for owner-users or investors seeking a versatile office or medical property in a walkable village setting.

Most recently operated as a **veterinary clinic**, the building is efficiently laid out and well-suited for a variety of professional, medical, or service-oriented uses. The interior includes a **reception area**, **procedure/exam room**, **lab space**, **three private offices**, **restroom**, **kitchenette**, and **extensive storage areas**, allowing for immediate occupancy with minimal modification.

Property/Location Highlights:

- Brick construction with strong curb appeal
- High visibility on Harrisburg's Columbus Street with abundant street parking
- Walking distance to the US Post Office, Smash Daddy's Burgers and Fries, the Central Ohio Military Museum and the Harrisburg Library.
- Minutes from US 62, I-71, Grove City and Columbus
- Property is being sold with an additional vacant parcel to the west; Add on to the existing building or develop something new!

Community Profile

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Community Profile: Harrisburg, OH

Harrisburg, Ohio is a strategically located village in Franklin County along US-62 (Columbus Street), **offering affordable commercial real estate with direct access to the southern Columbus metro**. While compact in scale, **the community benefits from proximity to Grove City, I-71, and the Rickenbacker logistics and employment hub**, positioning it within a steady growth corridor driven by residential expansion, logistics, and light industrial development. Harrisburg serves as a local service and small-business center for surrounding rural and semi-suburban areas, supporting neighborhood retail, trades, automotive, flex, and professional users. From an economic- development standpoint, the village offers lower operating costs, business-friendly governance, and flexible reuse opportunities, making it attractive to owner-users and value-add investors seeking stability with long-term metro upside.

Harrisburg Highlights

- US-62 frontage (Columbus Street) – primary commercial corridor and visibility location
- Immediate access to Grove City, I-71, and Downtown Columbus
- Proximity to Rickenbacker International Airport, Anduril Industries and regional logistics employment
- Part of the southern growth arc of the Columbus MSA
- Lower acquisition and operating costs vs. the Greater Columbus area
- Stable local service and small-business demand base
- Flexible zoning and adaptive-reuse potential
- Access to a regional workforce across Pickaway and Franklin Counties
- Long-term growth tied to Columbus metro expansion rather than short-term volatility

Building History

Dr. Rex Buller, DVM was a longtime veterinarian who served the village of Harrisburg and the surrounding southwest Franklin County communities for 38 years from this Columbus Street location. Known locally for his practical, small-town approach to veterinary care, Dr. Buller operated a general veterinary practice focused on companion animals and routine medical services.

His practice reflected the close-knit nature of Harrisburg, providing trusted care to generations of local residents and reinforcing the building's long-standing use as a professional medical space.

Dr. Buller's tenure contributes to the building's history as a place of service, professionalism, and community connection along Harrisburg's Main Street.

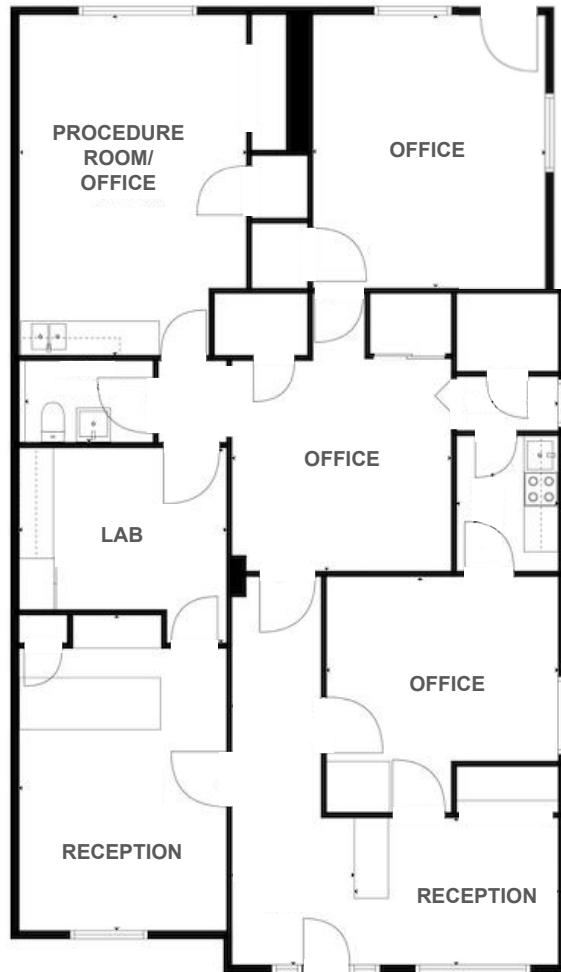
Floor Plans

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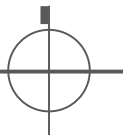
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First Floor Plan

For Reference Only



*See photos on the
following pages for
corresponding keyed
letters/numbers.*

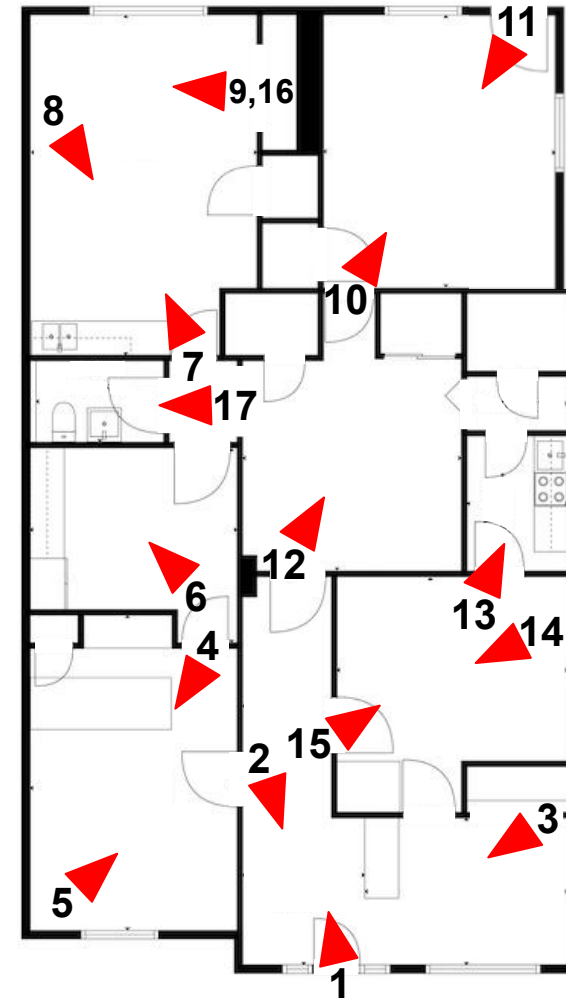
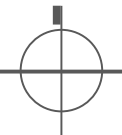


Photo Key

For Reference Only



B

D

C

A

Exterior Photos

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A

Exterior Photos

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Exterior Photos

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D

Interior Photos

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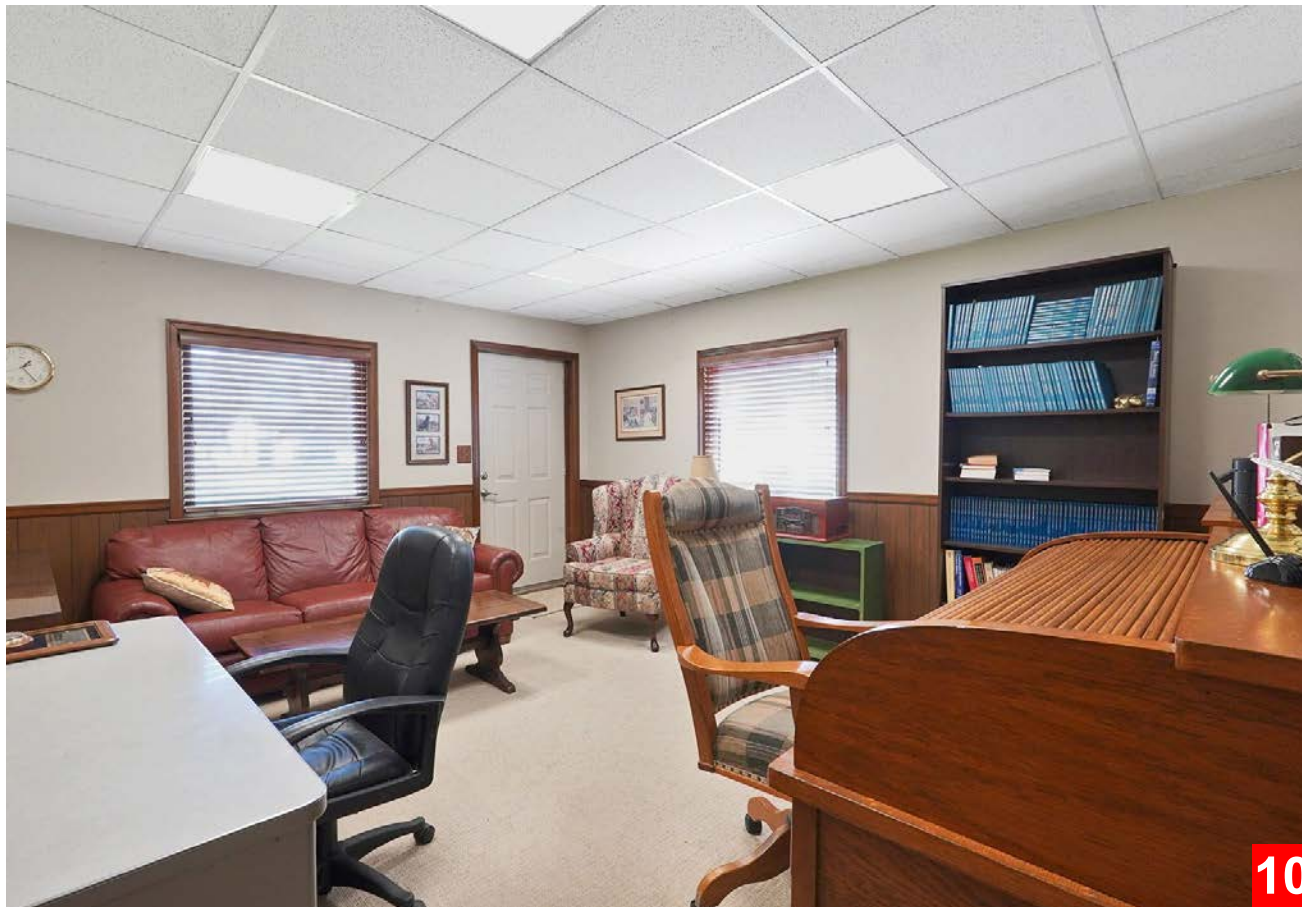
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Aerials

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Site Plan

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Proximity Map

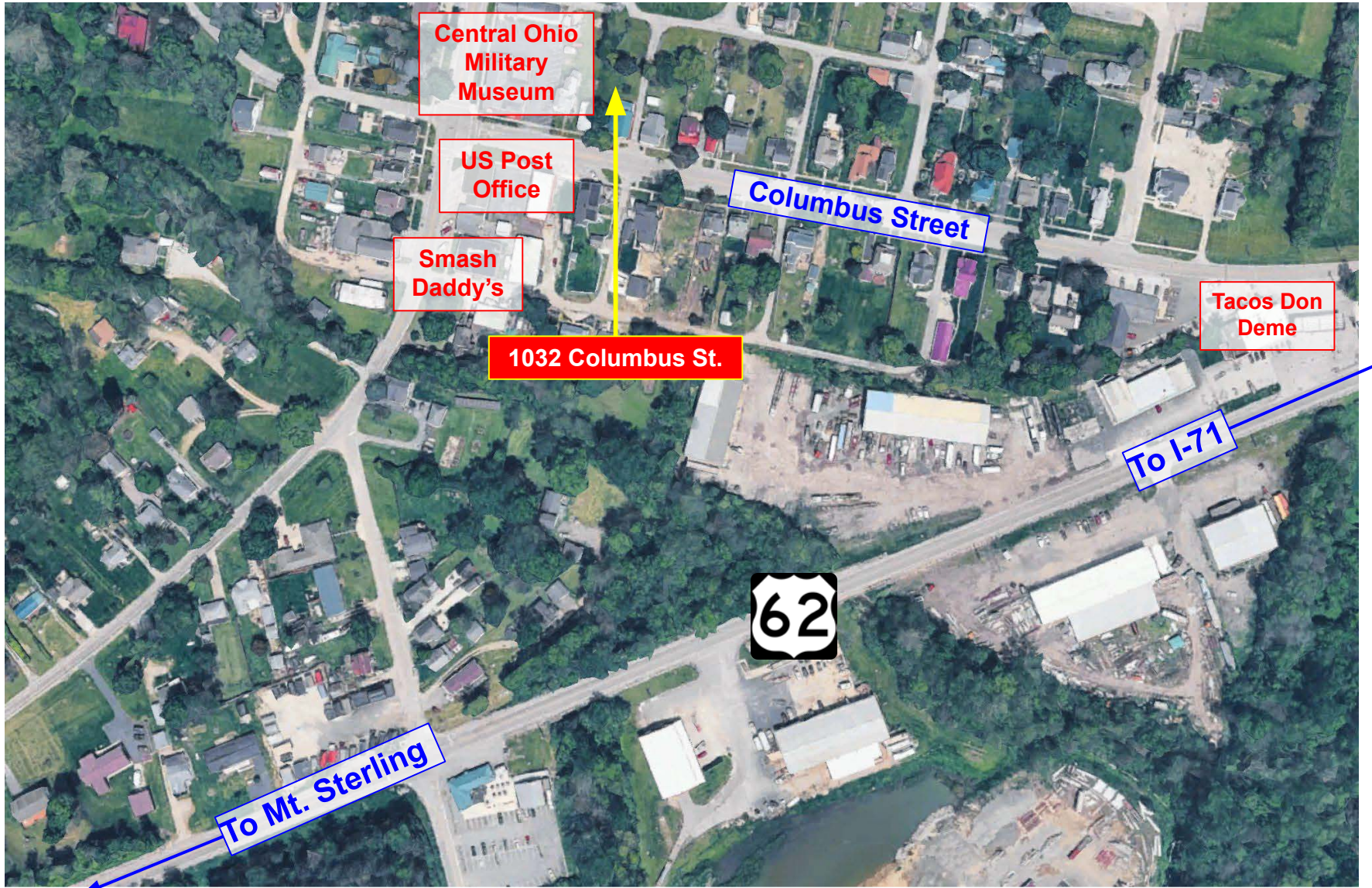
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Financials

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At the current asking price, this property presents a compelling opportunity for a medical practitioner, professional office user, or small business seeking ownership in a well-located, functional building with character and presence in the charming Village of Harrisburg. Proximity to Rickenbacker International Airport, Anduril Industries and regional logistics employment will have positive economic impacts on the Village which will secure this investment for the future.

Assumptions

Interest Rate	6.25%
Downpayment	30%
Amortization	25 Years

Offer Price:	\$324,900
Downpayment:	-\$97,470

Loan/Mortgage Amount: \$227,430

Costs	Monthly	Annually
Principal/Interest:	\$1,500.29	\$18,003.43
Taxes:	\$233.33	\$2,799.96
Property Insurance:	\$225.00	\$2,700.00
Total Payment:	\$1,958.62	\$23,503.39

Parcel Map

1032 Columbus Street

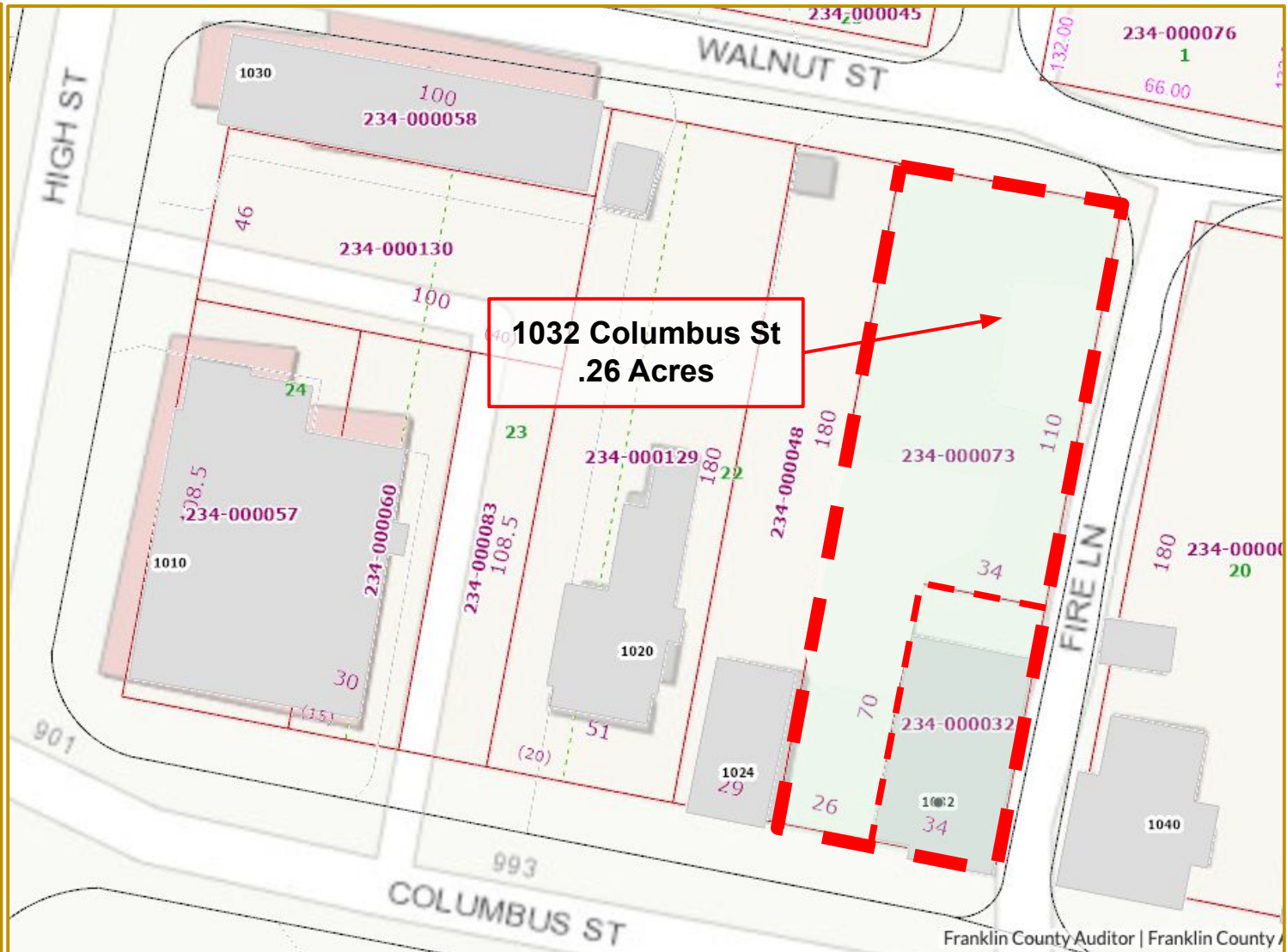
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From an economic-development standpoint, the village of Harrisburg offers lower operating costs, business-friendly governance, and flexible reuse opportunities, making it attractive to owner-users and value-add investors seeking stability with long-term metro upside.



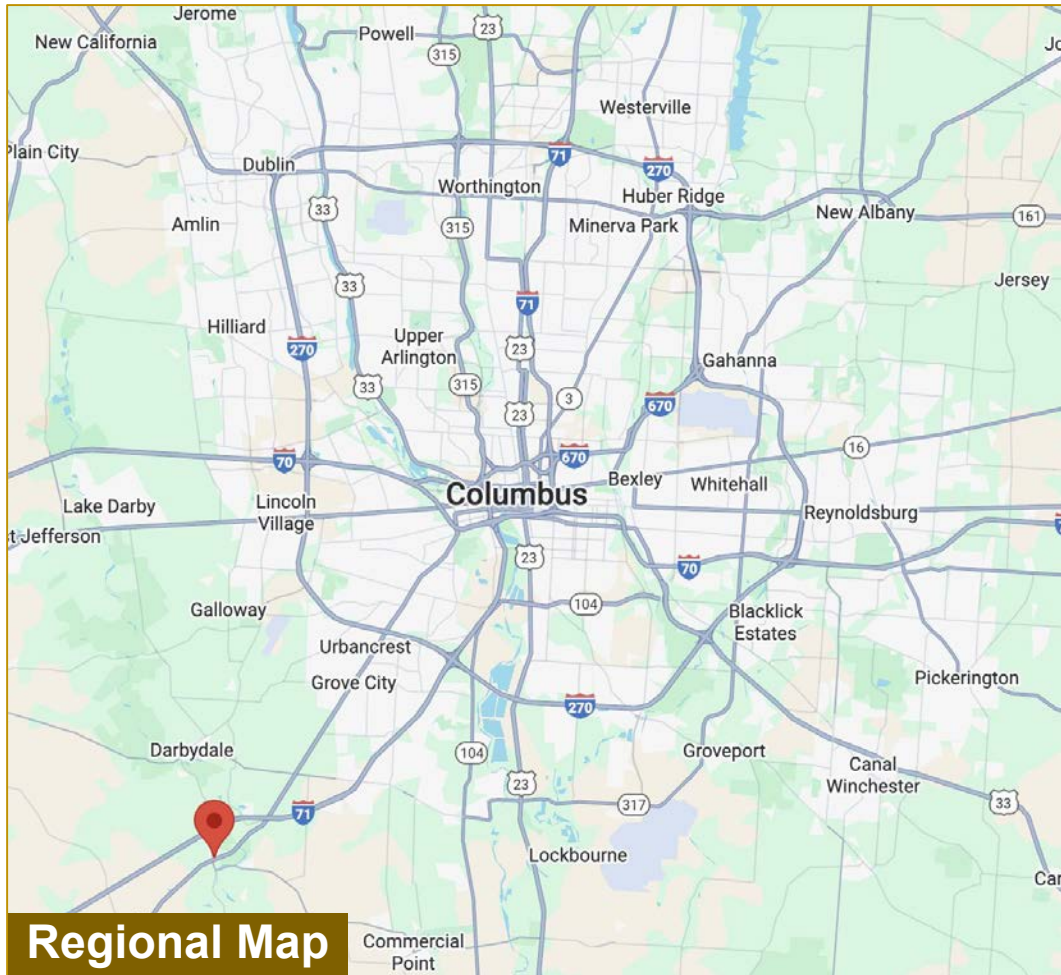
Location Map

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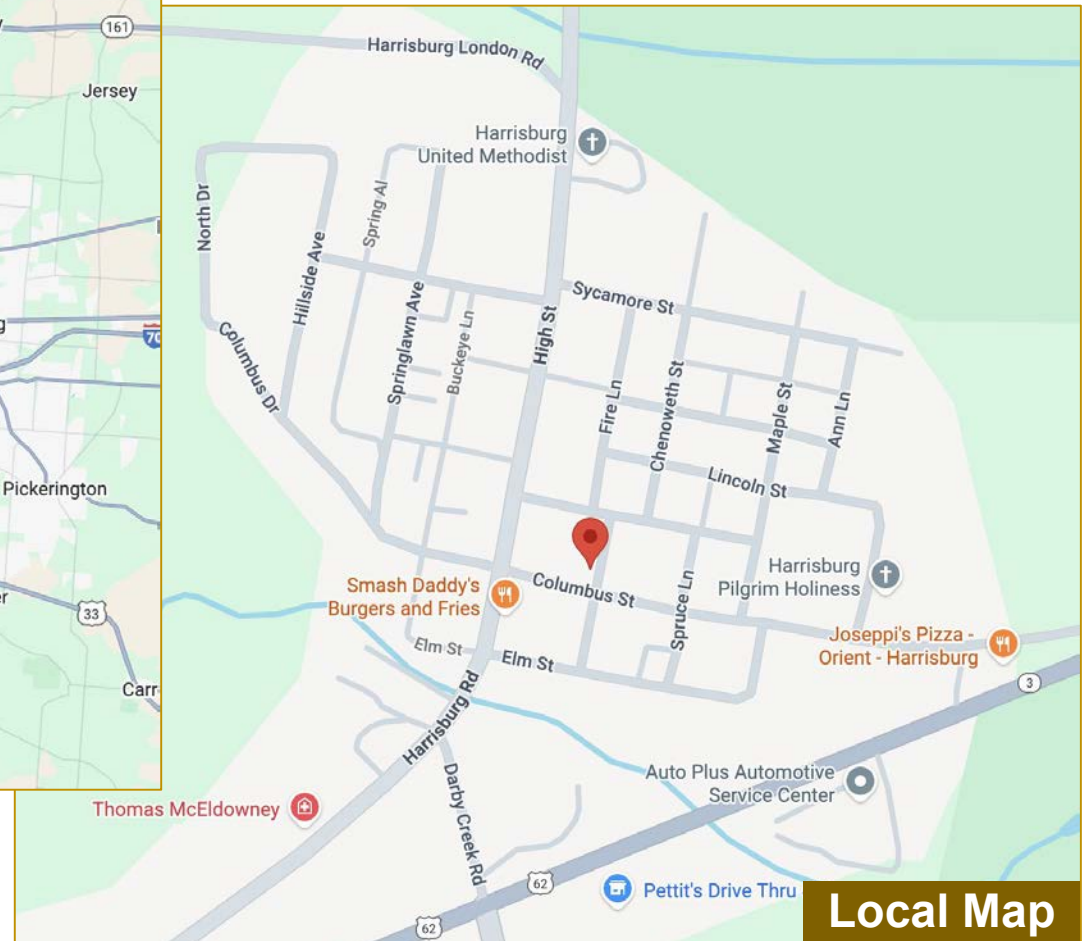


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Regional Map



Local Map

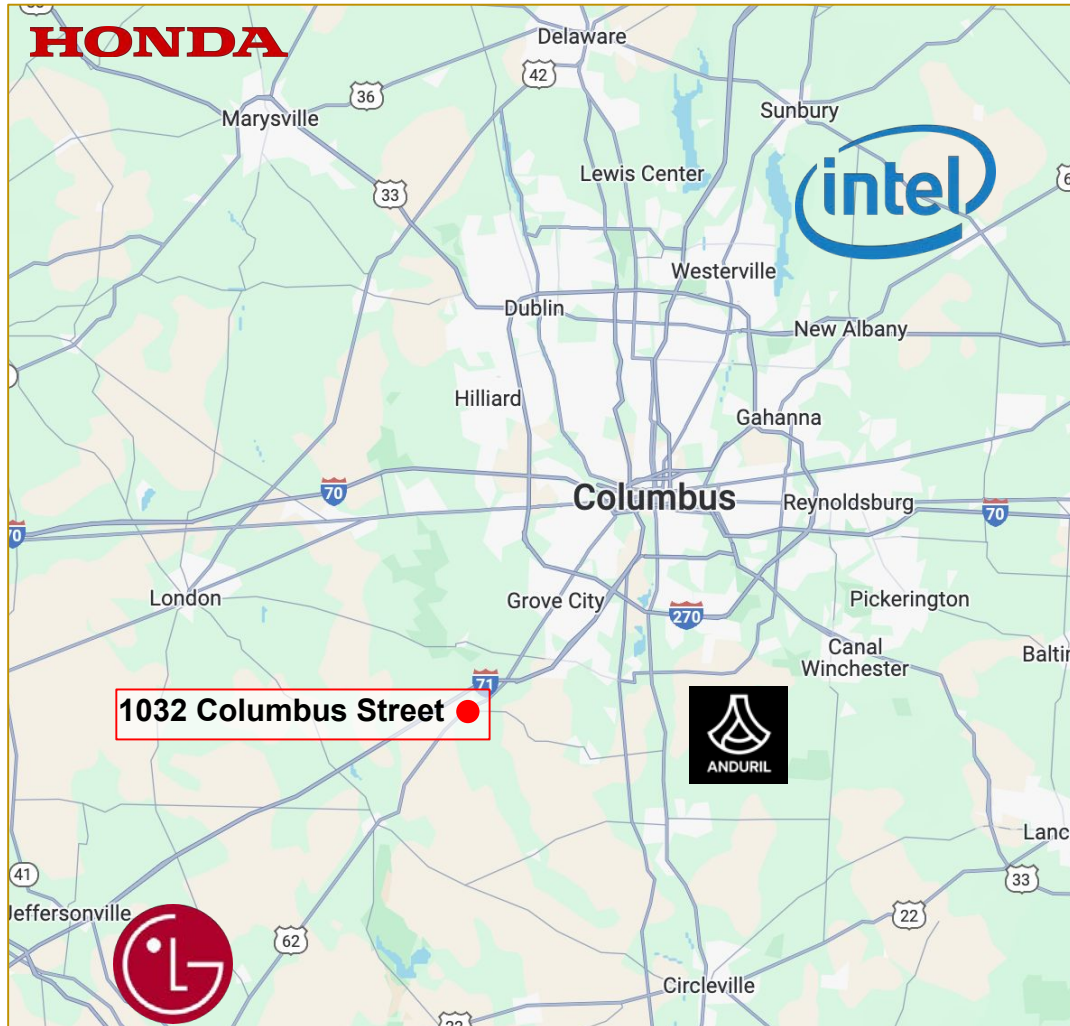
Drive Times

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This property enjoys a strategic location near four of the largest manufacturing investments in Ohio's history: Anduril Industries Defense Production Facility - Arsenal 1, near Rickenbacker International Airport, Honda's North American Automobile Operations in Marysville, Intel's cutting-edge Semiconductor Manufacturing Facility - Ohio One, in New Albany, and LG Energy Solutions' Advanced Battery Plant in Jeffersonville. This prime position places the property at the heart of a rapidly evolving economic corridor, offering unparalleled access to growth, innovation, and opportunity to support these and other growing companies in the Greater Columbus region.

Drive Times to the following landmarks:

Miles	To	Miles	To
.3	US 62	16	Anduril Industries
2	I-71	22	John Glenn International
7	Grove City	24	Washington Court House
9	I-270	28	LGES Battery Plant
14	I-70	40	Intel - Ohio One
16	Downtown Columbus	60	Honda America

Demographics

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1032 Columbus Street, Harrisburg, OH 43126

CITY, STATE

Harrisburg, OH

POPULATION

19,311

AVG. HH SIZE

2.48

MEDIAN HH INCOME

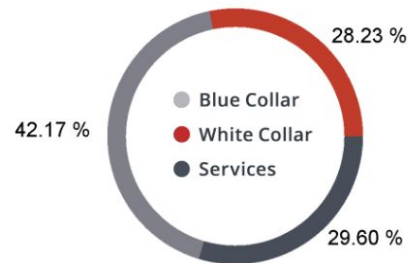
\$55,477

HOME OWNERSHIP

Renters: **1,262**

Owners: **5,183**

EMPLOYMENT



45.16 %
Employed

1.02 %
Unemployed

EDUCATION

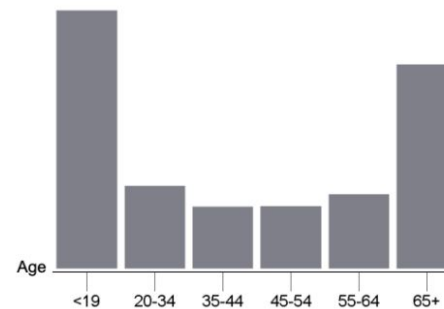
High School Grad: **37.03 %**
Some College: **22.24 %**
Associates: **5.99 %**
Bachelors: **17.09 %**

GENDER & AGE

55.72 %



44.28 %

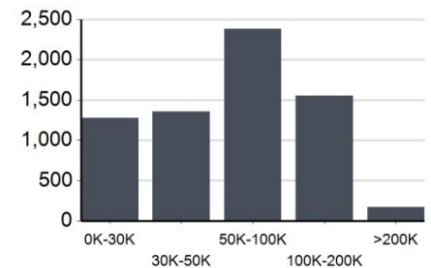


RACE & ETHNICITY

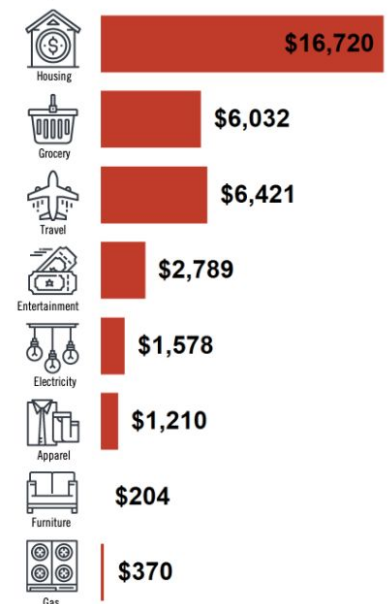
White: **87.05 %**
Asian: **0.13 %**
Native American: **0.01 %**
Pacific Islanders: **0.00 %**
African-American: **11.16 %**
Hispanic: **1.00 %**
Two or More Races: **0.66 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



Demographics

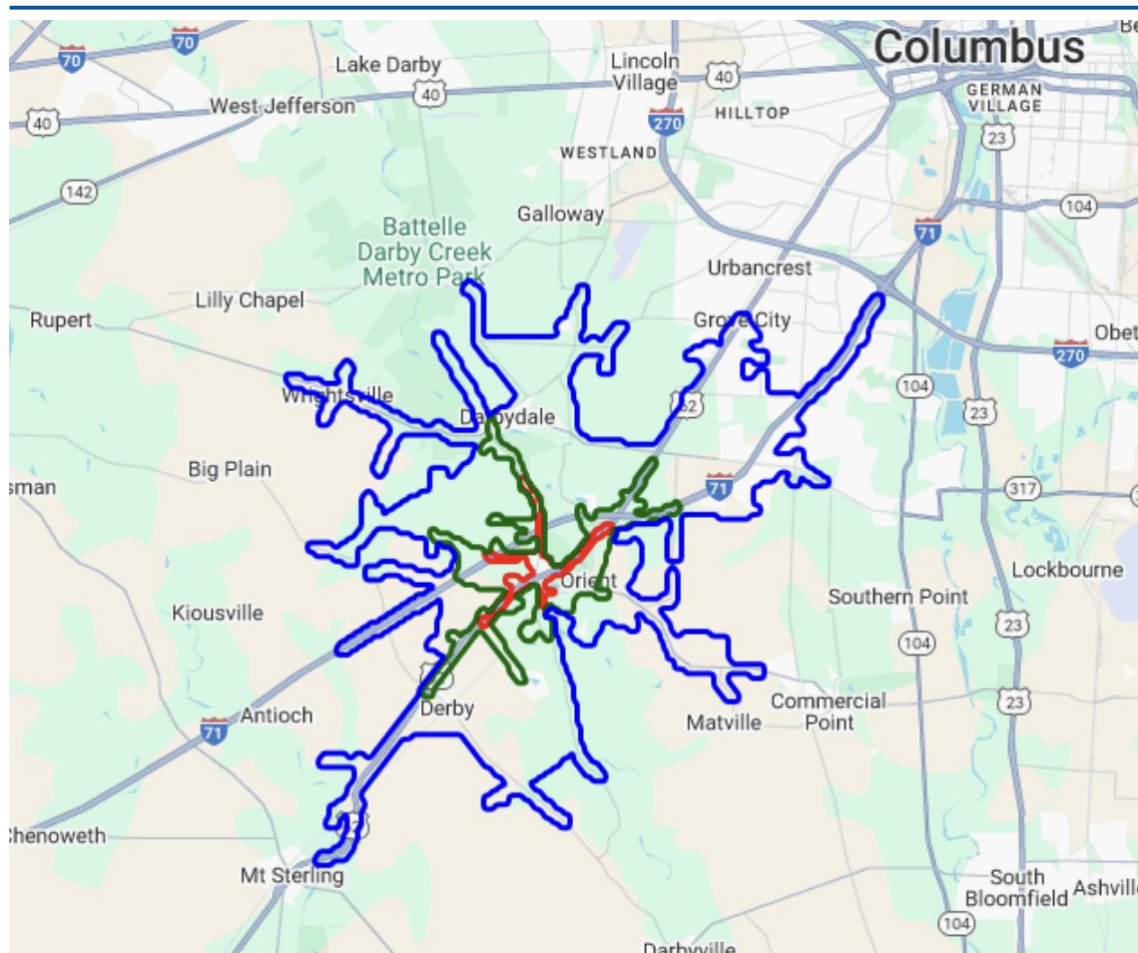
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Demographics



Population

Distance	Male	Female	Total
3- Minute	437	463	1,687
5- Minute	2,645	1,501	4,146
10- Minute	10,760	8,551	19,311

