



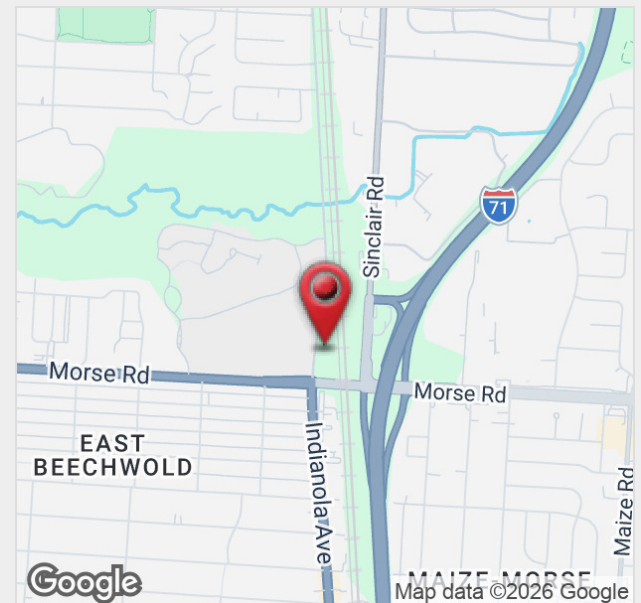
4770 Indianola Avenue

Columbus, Ohio 43214

Property Features

- 37,124 SF Office Building
- Predominantly Medical/Professional Tenant Mix
- 1.03 Total Acres
- Ample On-Site Parking with 60 Spots Available
- New Parking Lot in 2022
- All HVAC Units Replaced Within the Last 5 Years
- 80% Occupied - Strong Tenant Mix
- Zoned Mixed-Use, CAC
- Over 28,000 VPD on Morse Rd & Indianola Ave
- Adjacent to the Ohio School for the Deaf
- Easy Access to I-71 & Public Transportation

Sale Price: \$4,250,000
indianolasale.com



For more information:

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PROPERTY DESCRIPTION

4770 Indianola Avenue is a 37,124-square-foot, two-story office building situated on 1.03 acres in North Columbus. Located near the high-visibility corner of Indianola Avenue and Morse Road, the property benefits from over 21,000 vehicles per day on Morse Road. The building offers ample on-site parking, building signage opportunities, CAC mixed-use zoning, and convenient access to I-71 and public transportation. Adjacent to the Ohio School for the Deaf, the property provides excellent accessibility and connectivity throughout the Columbus metro area.

AREA OVERVIEW

The surrounding area features a diverse mix of office, retail, medical, and residential uses, creating a vibrant business environment supported by a large daytime population. Adjacent to the Ohio School for the Deaf and just minutes from Easton Town Center, Downtown Columbus, and The Ohio State University, the location provides exceptional connectivity and visibility. As Columbus continues to experience steady population and economic growth, North Columbus remains a desirable destination for businesses seeking a central location with access to a strong workforce and regional amenities.



CAPITAL IMPROVEMENTS WITHIN LAST 5 YEARS

CATEGORY IMPROVEMENTS

HVAC	All rooftop units recently replaced 4 Daikin split-system AC units installed
Parking Lot	Resurfacing completed in 2022
Lighting & Electrical	95% of building converted to LED lighting Motion-sensor lighting installed throughout common areas
Exterior	Exterior painted in 2023 Roof inspected 2023
Plumbing	New water pumps All bathroom plumbing recently updated
Interior	Tile flooring throughout common areas Numerous suite renovations Conference room and common area updated



CURRENT FINANCIALS

		PER SF	TOTAL
Income	Base Rent		\$366,473
TOTAL INCOME			\$366,473
Expenses	Taxes		\$21,600
	Insurance		\$14,400
	Management		\$12,000
	General & Administrative		\$20,580
	Utilities		\$52,200
	Internet		\$10,560
TOTAL EXPENSES			\$3.54 \$131,340

SUMMARY

	TOTAL
Gross Operating Income	\$366,473
Total Expenses	(\$131,340)
NET OPERATING INCOME	\$235,133

PROFORMA

		PER SF	TOTAL
Income	Base Rent		\$443,032
TOTAL INCOME			\$443,032
Expenses	Taxes		\$21,600
	Insurance		\$14,400
	Management		\$12,000
	General & Administrative		\$20,580
	Utilities		\$52,200
	Internet		\$10,560
TOTAL EXPENSES			\$3.54 \$131,340

SUMMARY

	TOTAL
Total Income	\$443,032
Total Expenses	(\$131,340)
PROFORMA NET OPERATING INCOME	\$311,692









