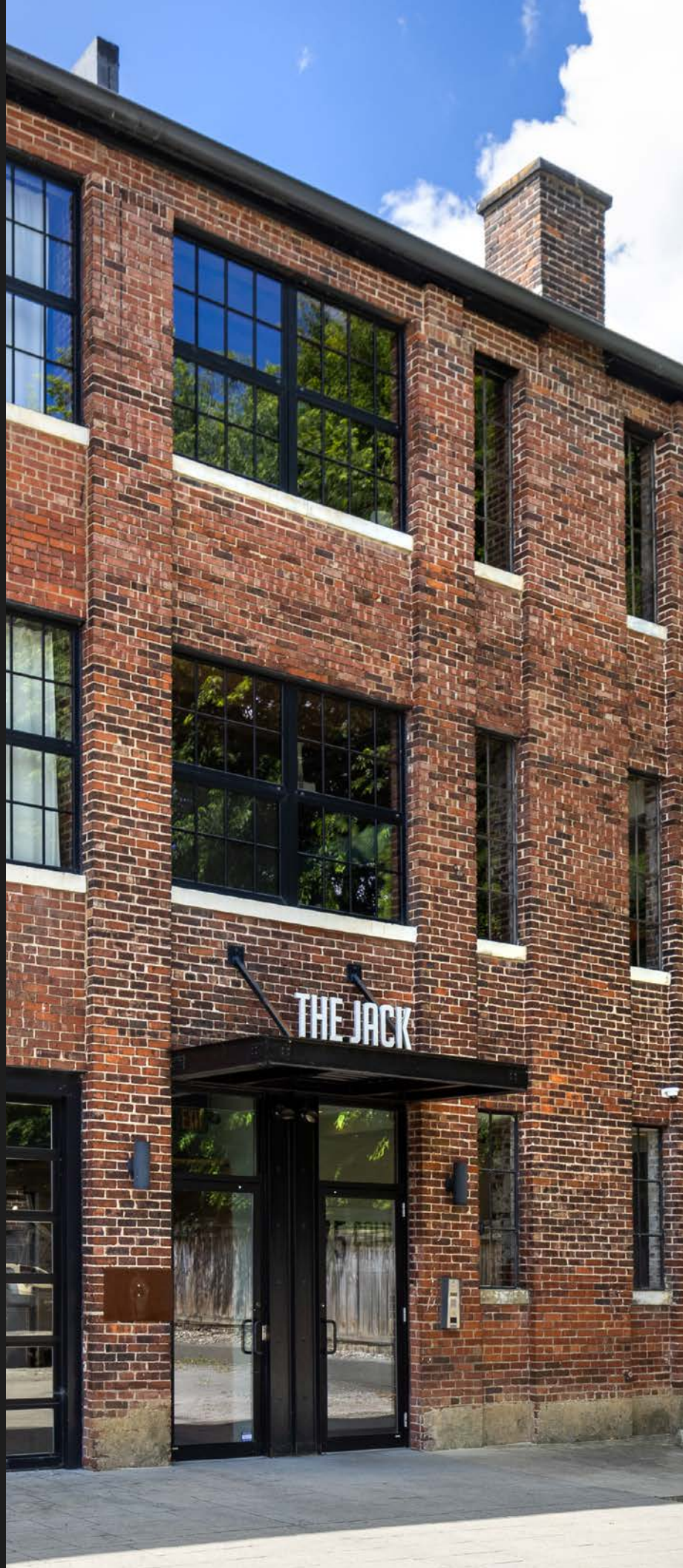


THE JACK

982 S FRONT ST
COLUMBUS, OHIO

**AWARD WINNING
MIXED-USE
BUILDING
FOR SALE**



Investment Summary

Allied Real Estate Advisors, on behalf of Ownership, is pleased to present the opportunity to acquire The Jack, a distinctive mixed-use redevelopment located in the nationally recognized Brewery District of Columbus, Ohio.

A model urban redevelopment project named for the building's industrial past, The Jack consists of 4,500 square feet of new office space, six loft-style residential units, and associated parking. Designed by award-winning architecture firm WSA Studio, the project sits adjacent to the multi-million dollar "Brewer's Gate" redevelopment.

The residential units are driven by natural light and spatial quality, with open, flexible floor plans and high-quality, timeless finishes including hardwood floors, track lighting, custom hardware, premium plumbing fixtures, and stainless steel appliances. A shared rooftop terrace and dedicated off-street parking for each unit—a rare luxury in this area—further distinguish the offering.

Positioned in one of Columbus's most desirable historic districts, the property offers walkable access to restaurants, bars, coffee shops, and Schiller Park, along with convenient highway access via I-71 at Greenlawn Avenue. Offering an excellent live-work environment, The Jack presents a compelling opportunity for both owner-users and investors seeking a well-located asset in a thriving, amenity-rich submarket.

Investment Overview

13,086 SF

100% residential occupancy

6 multi-family units

4423 SF of commercial space

1917/2012 year built/renovated

15 surface parking spots

0.30 acres

\$154,907 year one NOI

Sale Price: **\$1,995,000**

Investment Highlights



Historic Adaptive Reuse Asset

Originally constructed in 1917 and thoughtfully redeveloped into a modern mixed-use building that preserves its industrial character.



Prime Brewery District Location

Located in the nationally recognized Brewery District, with walkable access to restaurants, bars, coffee shops, and Schiller Park.



Creative Office Product

Exposed brick, heavy timber beams, high ceilings and loft layouts.



Owner-User or Investment Opportunity

Ideal property for a company looking to occupy a portion of the building with in-place tenancy or an investor seeking a highly marketable asset.



On-Site Parking

Dedicated off-street parking for each unit—a rare luxury in this urban infill location.



Stabilized Income with Upside

100% residential occupancy with \$154,907 proforma NOI, offering immediate cash flow with additional value creation potential.



Location Overview - The Brewery District

The Brewery District is a historic urban neighborhood located just south of Downtown Columbus and adjacent to German Village. Originally established in the 1800s as the center of Columbus' brewing industry, the area was home to several major breweries. Many of the neighborhood's historic brick industrial buildings and warehouses still remain today, giving the district its distinctive character and architectural charm. In recent decades, the Brewery District has transformed into a mixed-use neighborhood, blending historic preservation with new development.

1,479 2025 population

16.8% population growth forecast

30.7 median age

\$102,490 median household income

6,725 total employees

49.5% population with a Bachelor's degree





Nearby Amenities





Brewery District:

- Harvest Pizzeria
- Law Bird
- Agni
- Emmett's Cafe
- Cobra
- Local Cantina
- Antiques on High
- Ambrose & Eve
- South Village Grille
- Westies Gastropub
- Double Take Bar and Grill

German Village:

- Lindey's
- Barcelona
- Cento
- The Old Mohawk
- The Thurman Cafe
- Schmidt's Sausage Haus
- Katzinger's Delicatessen
- Brown Bag Deli
- Pistacia Vera
- Fox in the Snow Cafe
- Stauf's Coffee Roasters
- Winans Chocolates + Coffees
- Jeni's Splendid Ice Creams
- Sycamore

Entertainment:

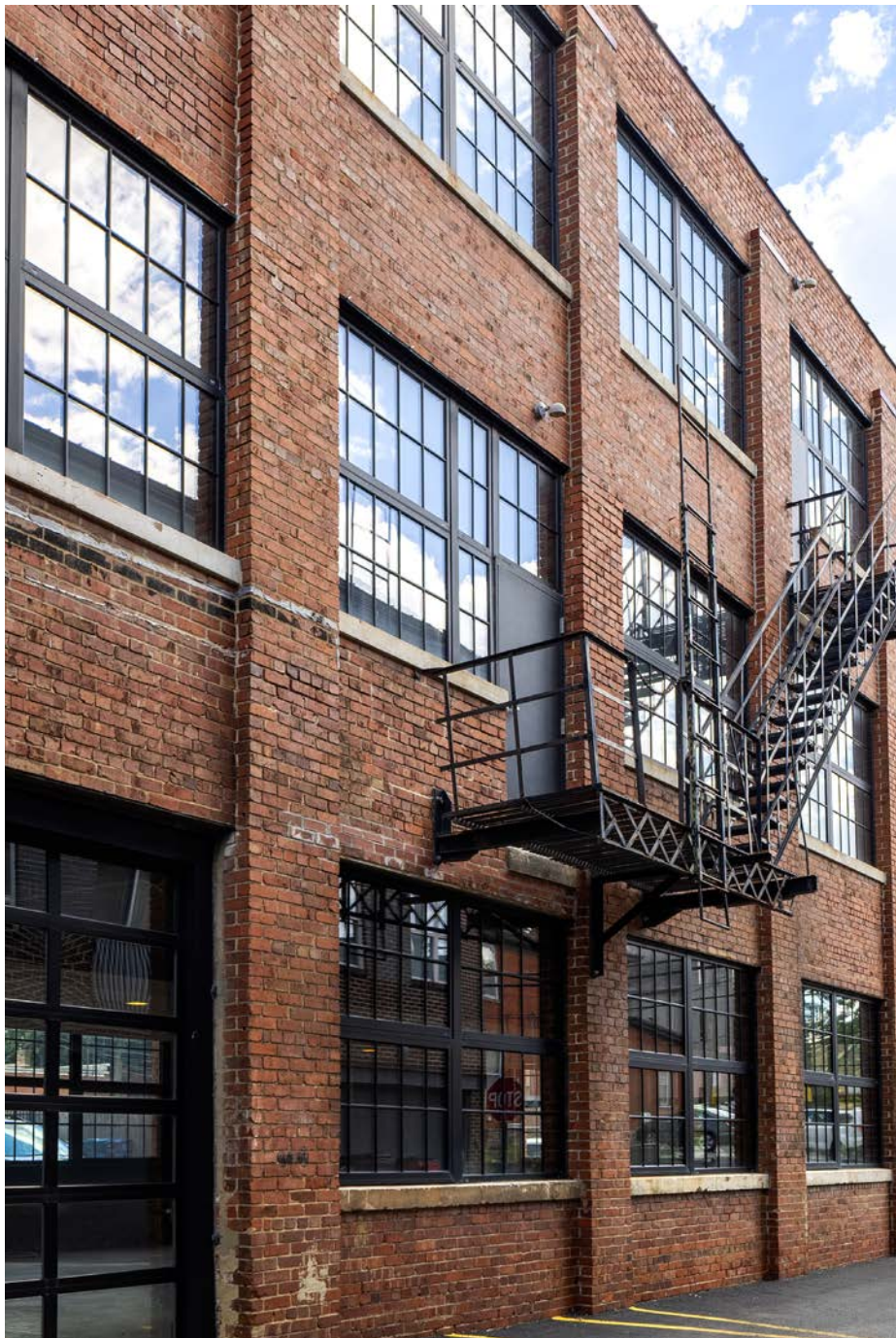
- Shadowbox Live
- Southern Theatre
- Scioto Mile
- Ohio Theatre
- COSI (Center of Science and Industry)
- Columbus Museum of Art

Award Winning Building

The Jack is a multi-award-winning adaptive reuse of a 1917 warehouse, originally home to the Columbus Jack Corporation. Fully renovated in 2012 as the home of acclaimed architecture and design firm WSA Studios, the building earned both the AIA Ohio Honor Award for Design and the Columbus Landmarks Recchie Award for its innovative reuse and architectural character.

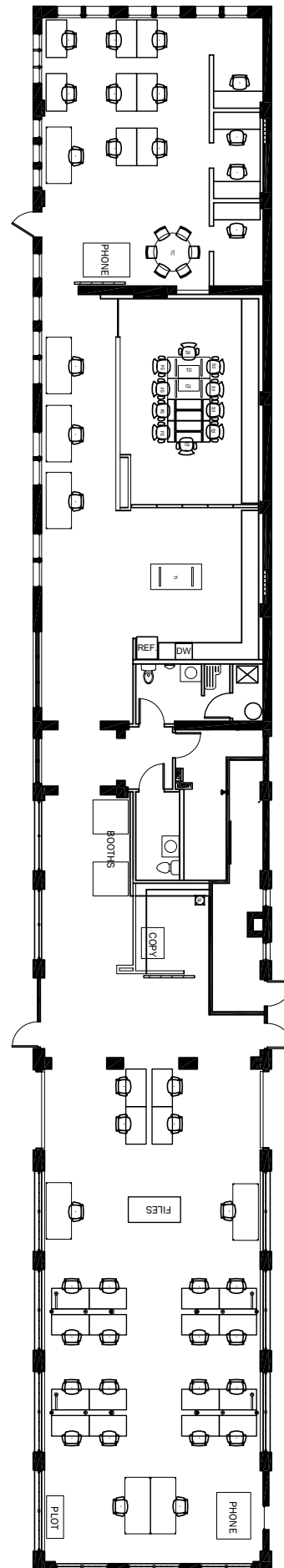
Original details remain showcased throughout; exposed brick walls, timber framing, polished concrete floors, and oversized warehouse windows preserve the building's industrial origins while flooding the space with natural light. Today it offers tenants a one-of-a-kind office environment where industrial heritage and thoughtful modern design come together.





Commercial Space Floorplan

First Floor - 4,423 SF



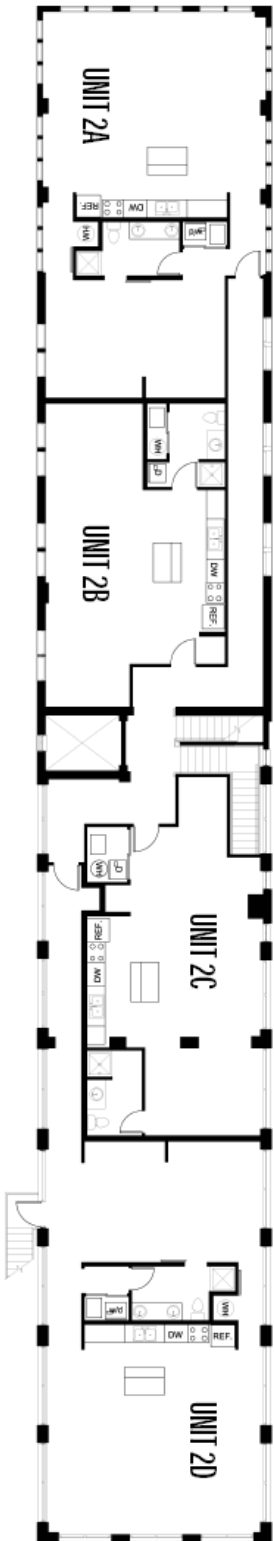
[Click here](#) or scan
QR Code to view
a 360-degree
tour of the 1st
Floor.



Residential Floorplans

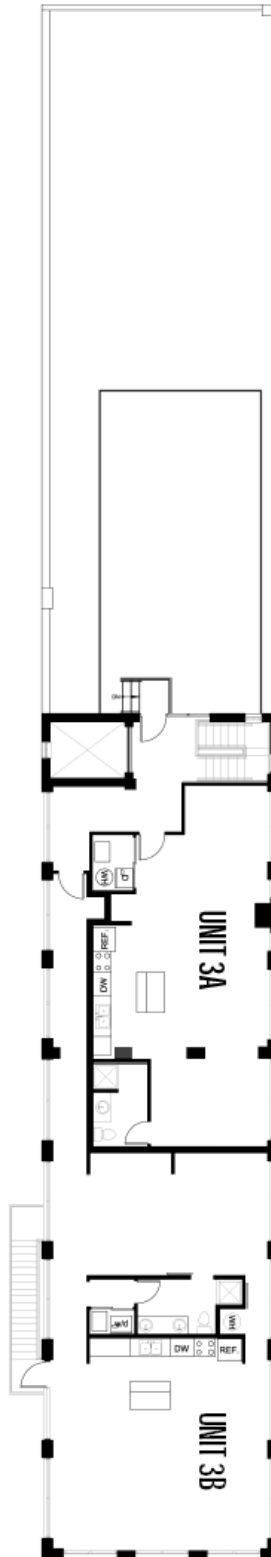
Second Floor

Four Residential Units



Third Floor

Two Residential Units and Rooftop Patio



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