

Vacant Residential/Senior Housing/ Behavioral Health/Skilled Nursing Facility for Sale or Lease in Olde Towne East

1169 BRYDEN ROAD
COLUMBUS, OHIO

NEWMARK



**INPATIENT/RESIDENTIAL CARE FACILITY
FOR SALE OR LEASE**

Oakwood

**1169 BRYDEN ROAD
COLUMBUS, OHIO**

The Property

Facility is currently an operating independent living facility. A buyer will have very little deferred maintenance/improvement dollars up front for a number of different uses. Vacant units are ready for occupancy.

Location

Olde Towne East in the Bryden Historical District

Year Built

1975, renovated from a skilled nursing facility to independent senior living in 2019

Potential

The property is primed for several different uses in a location that has an enormous barrier of entry. Potential re-uses include: inpatient/outpatient hospital/clinic, skilled nursing, school, hotel, condominiums or multi-family

Property Highlights

- Opportunity to purchase an existing facility in great condition, avoiding high construction costs in a tough market
- All utilities are currently at the site, including phone, Wi-Fi, cable, electric, gas and water
- Building is fully sprinklered
- Full commercial kitchen & on-site gym with fitness equipment
- Off-street parking
- Within minutes from three major hospitals: OhioHealth Grant Medical, Ohio State East Hospital & Nationwide Children's Hospital



OAKWOOD RESIDENTIAL CARE FACILITY

\$6,000,000
ASKING PRICE

26,172 SF
BUILDING SIZE

74
STUDIO UNITS

0.63 AC
LAND SIZE

39
PARKING SPACES

Institutional
ZONING



OAKWOOD RESIDENTIAL CARE FACILITY

SIZE
BREAKDOWN

Studio Units	290 SF
Commercial Kitchen	1,000 SF
Office Space	2,567 SF
Gym	1,145 SF
TOTAL BUILDING	26,172 SF

STUDIO
UNITS

74 independent living studio units total. 66 units are two bedroom, one Jack & Jill bathroom. Other units are one bedroom, one bathroom.

BUILDING
MECHANICS

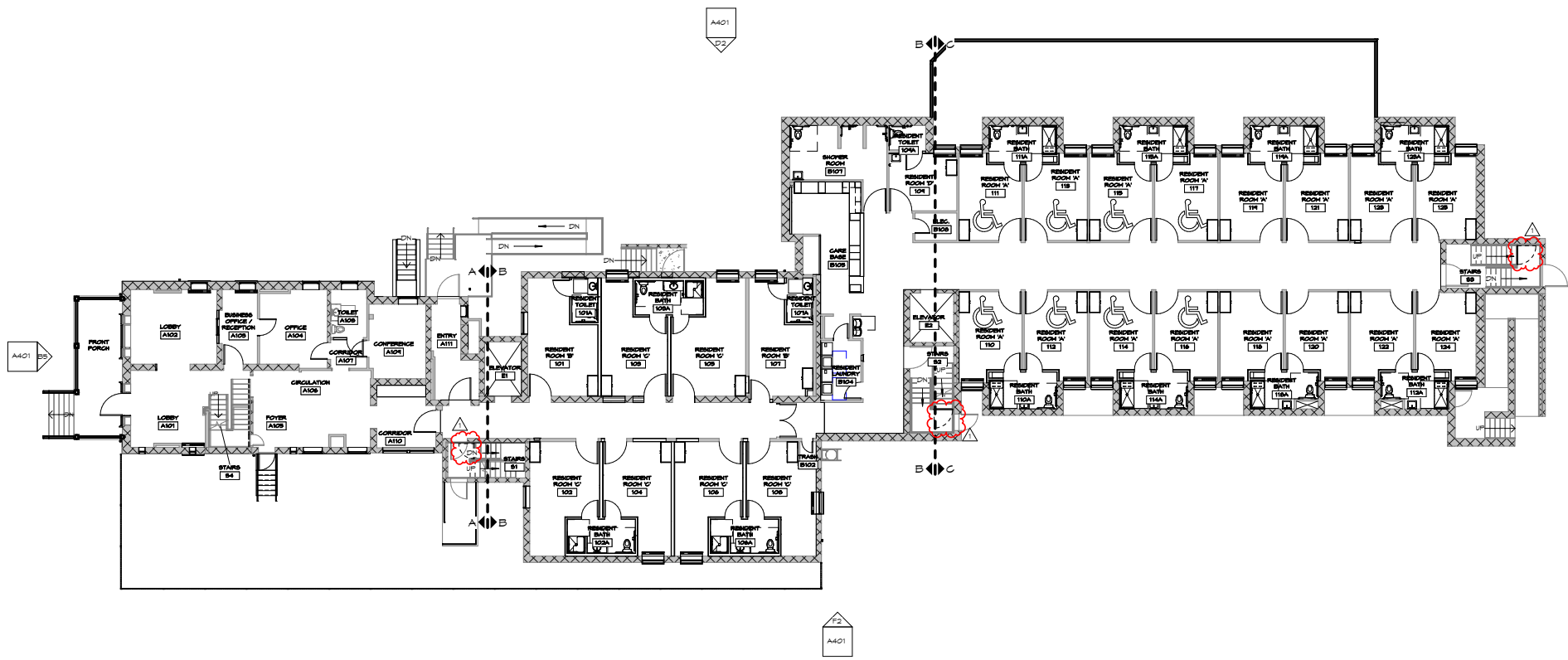
All mechanics and roof were replaced as part of a major renovation done in 2019 to adapt the property from a skilled nursing facility to an independent senior housing facility. The building has two working elevators.

PACE
LOAN

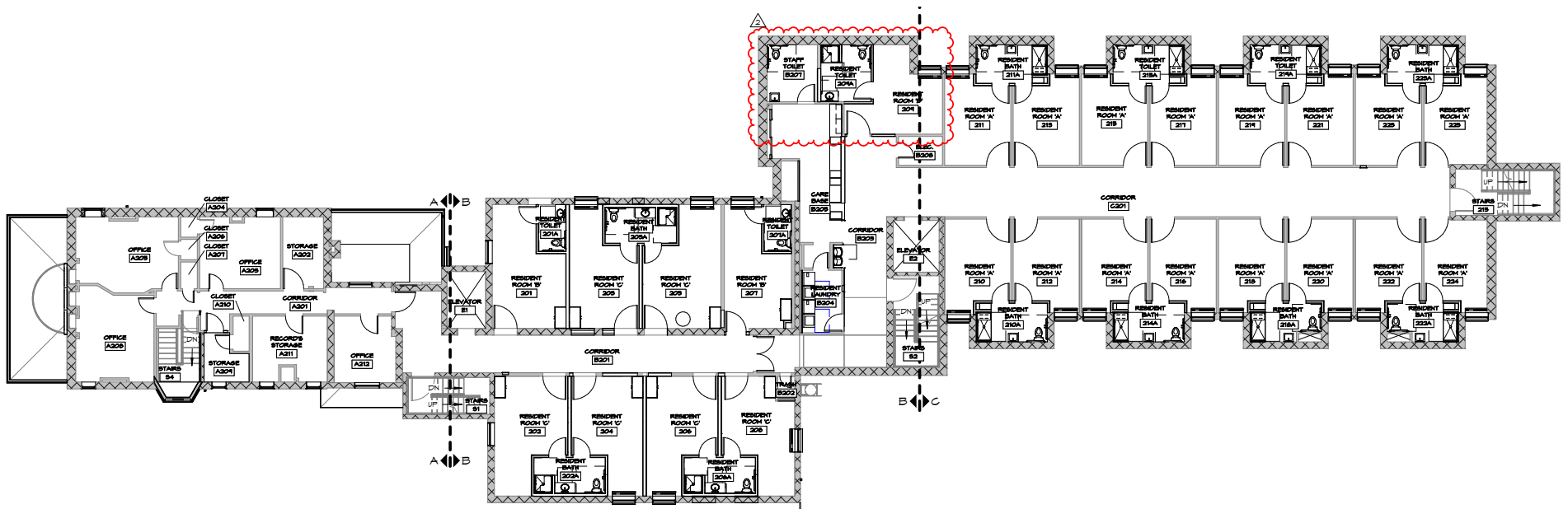
Owner used PACE financing to improve efficiency in the building in 2021. Loan is approximately \$90,000 per year and will be assumed by buyer.



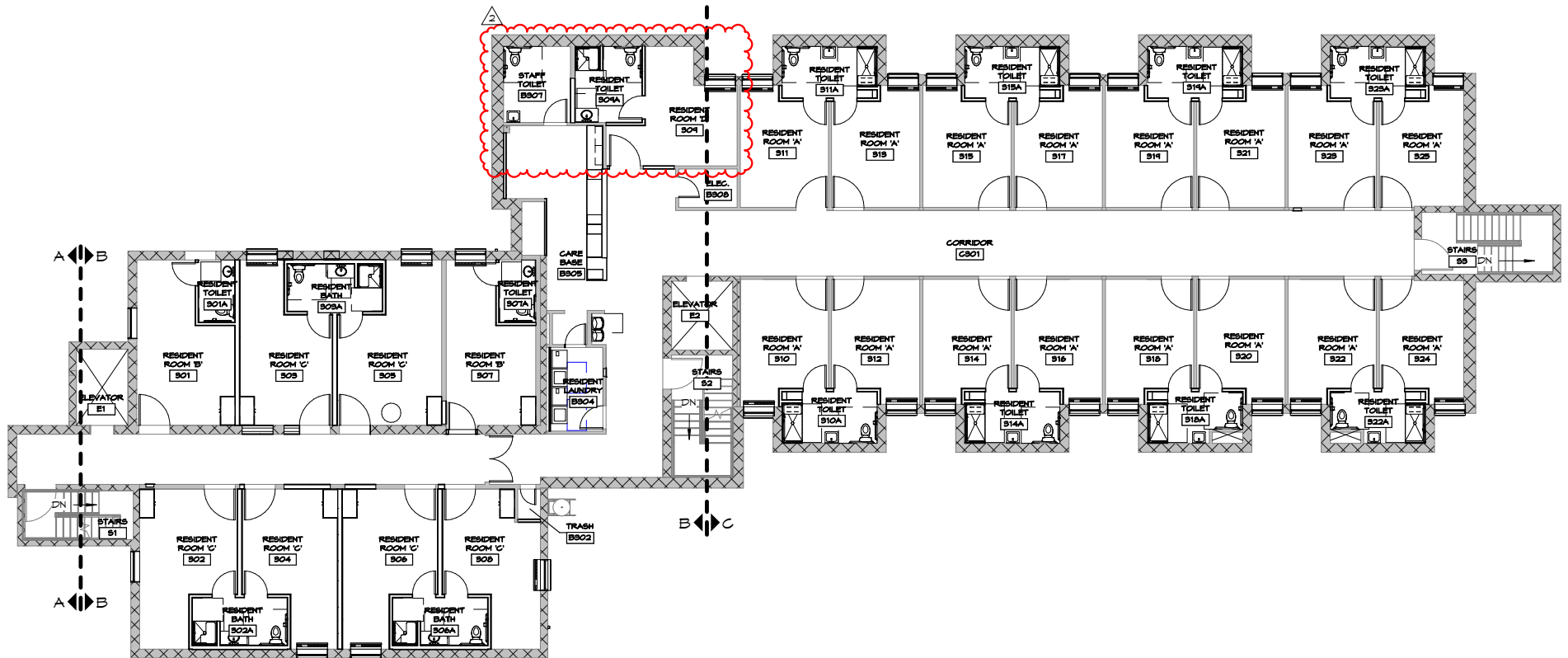
First Floor



Second Floor



Third Floor





OAKWOOD RESIDENTIAL CARE FACILITY

Olde Town East

Olde Towne East is a historic neighborhood located just east of downtown Columbus, Ohio, making it a convenient location for those who work or play in the city. The neighborhood is known for its Victorian and early 20th century homes, many of which have been restored and preserved.

The area was originally developed in the late 19th century as a residential district for Columbus' wealthy and influential citizens. Many of the homes in Olde Towne East were built during this time period and feature ornate architectural details and large, landscaped yards.

More recently, the neighborhood has undergone a revitalization, attracting many new residents to the area. Olde Towne East is a diverse and vibrant community with a mix of residents, including families, young professionals and artists.

The neighborhood is home to a number of local businesses, including cafes, restaurants and boutique shops. The annual Olde Towne East Art Affair, which takes place in the summer, is a popular event that showcases the work of multiple local artists and artisans.

Olde Towne East is also home to several parks and green spaces, including Franklin Park, which features a playground, picnic areas and a nationally recognized conservatory.

Olde Towne East is a beautiful and historic neighborhood that offers a unique mix of old-world charm and modern amenities. Whether you're looking for a historic home or a trendy new cafe, the neighborhood has something for everyone.



New Developments in Olde Towne East

18th & Oak Mixed-Use Development

A new five-story mixed-use development featuring 117 apartments over 4,600 SF of ground-floor retail.

Parsons & Capital Mixed-Use Development

A new six-story, 51-unit mixed-use development with approximately 3,000 SF of ground floor commercial space.

Broad Street Arts and Senior Campus

A new facility, called the Broad Street Arts and Senior Campus, will provide space for a variety of Columbus Recreation and Parks Department programming.

The Columbus Street Rail Project

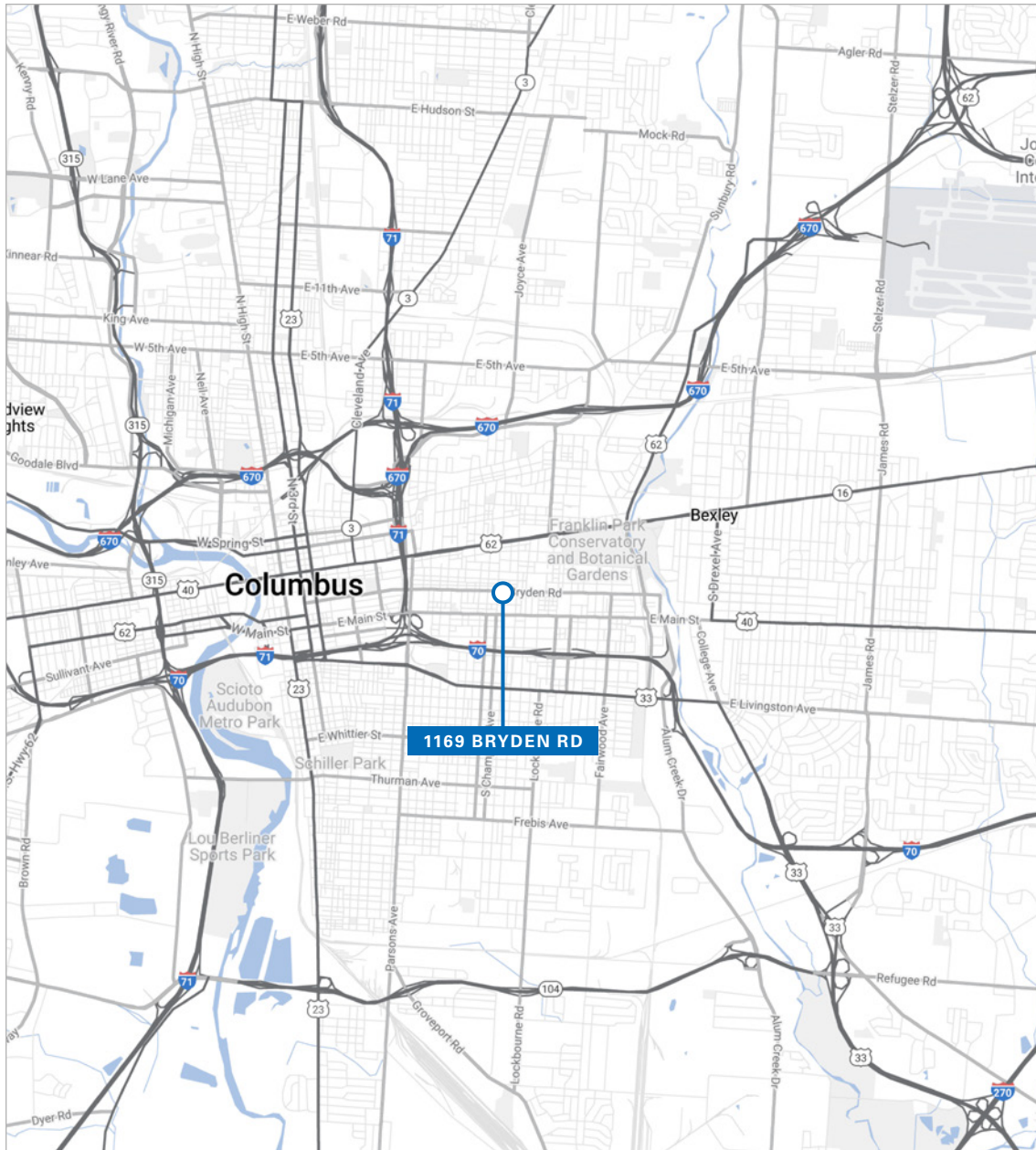
A mixed-use project, rehabilitating five buildings totaling more than 60,000 SF at the northeast corner of Oak Street and Kelton Avenue. The project is seen as a multi-tenant space that will include multiple office and retail tenants.



Points of Interest & Nearby Developments



OAKWOOD RESIDENTIAL CARE FACILITY



Estimated Population

1 mile	23,784
3 miles	146,997
5 miles	346,711

Projected Population

1 mile	24,395
3 miles	150,636
5 miles	351,530

Population Growth

1 mile	2.3%
3 miles	2.2%
5 miles	1.5%

Median Age

1 mile	35.1
3 miles	35.7
5 miles	34.0

College Educated

1 mile	27%
3 miles	36%
5 miles	33%

Daytime Employees

1 mile	21,785
3 miles	157,390
5 miles	289,570

Total Households

1 mile	10,514
3 miles	66,687
5 miles	144,683

Median Household Income

1 mile	\$43,540
3 miles	\$51,398
5 miles	\$46,607

Median Home Value

1 mile	\$247,826
3 miles	\$239,308
5 miles	\$153,157

Median Year Built

1 mile	1948
3 miles	1955
5 miles	1958

Annual Consumer Spending

1 mile	\$232.5 M
3 miles	\$1.7 B
5 miles	\$3.5 B

Businesses

1 mile	2,588
3 miles	12,767
5 miles	24,027

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For more information, contact:

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