

FOR SALE

3900 E LIVINGSTON AVE

COLUMBUS, OHIO 43227



FOR SALE: \$700,000



**±4,875 SF SINGLE STORY
MEDICAL OFFICE BUILDING**



**±971 SQUARE FEET OF
DRY BASEMENT SPACE**



**±0.816 ACRES IN TOTAL -
EXPANSION OPPORTUNITY**



**33 OFF STREET PARKING
SPACES**



**45-YEAR MEDICAL OFFICE
BUILDING HISTORY**



**CLOSE PROXIMITY TO
I-70 AND I-270**



10 WET EXAM ROOMS

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OVERVIEW

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POPULATION

1 MILE	17,365
3 MILES	116,116
5 MILES	269,686

HOUSEHOLD INCOME

1 MILE	\$57,597
3 MILES	\$74,355
5 MILES	\$76,328

CONSUMER SPENDING

1 MILE	\$148M
3 MILES	\$1.15B
5 MILES	\$2.72B

DAYTIME EMPLOYMENT

1 MILE	3,822
3 MILES	41,682
5 MILES	120,631

Offered at \$700,000, this well-maintained, 4,875-square-foot purpose-built medical office building is move-in ready and ideally configured for primary care, specialty practices, or behavioral health. Over the years, the property has been meticulously cared for, boasting a roof replaced since original construction, newer HVAC units, fresh interior paint, and a newly paved parking lot. Inside, the single-story layout flows from a spacious, light-filled reception and waiting area into 10 exam rooms and four private physician offices. A dedicated central nurses' station supports efficient clinical workflow, complemented by a staff kitchenette, built-in storage, and additional storage space in a dry, unfinished basement. The property sits on a generous 0.816-acre lot that includes an undeveloped hard corner, offering incredible flexibility for future building expansion, additional parking, or a specialized outdoor use like a daycare playground.

Positioned for maximum visibility and accessibility, the property is located in close proximity to Interstate 70 and Interstate 270, ensuring effortless commutes from across the city. It benefits from high vehicular traffic counts along East Livingston Avenue and South Hamilton Road, providing excellent exposure for any growing business. Thanks to this premier location and the versatile layout, the property offers boundless potential for a medical office, general office, daycare, or even a light retail conversion.



LOCATION

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DOWNTOWN

WHITEHALL

E LIVINGSTON AVE

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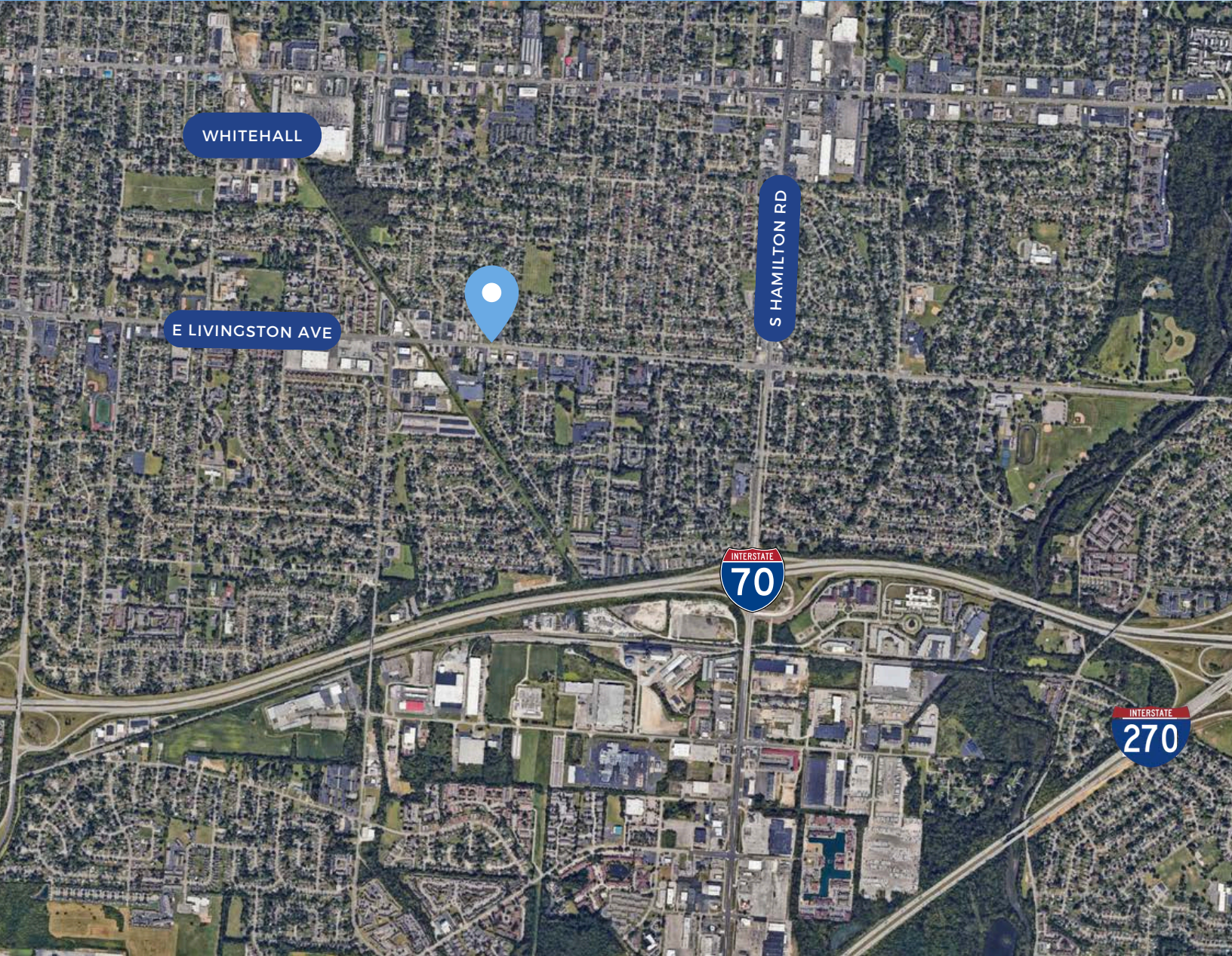
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PARCEL

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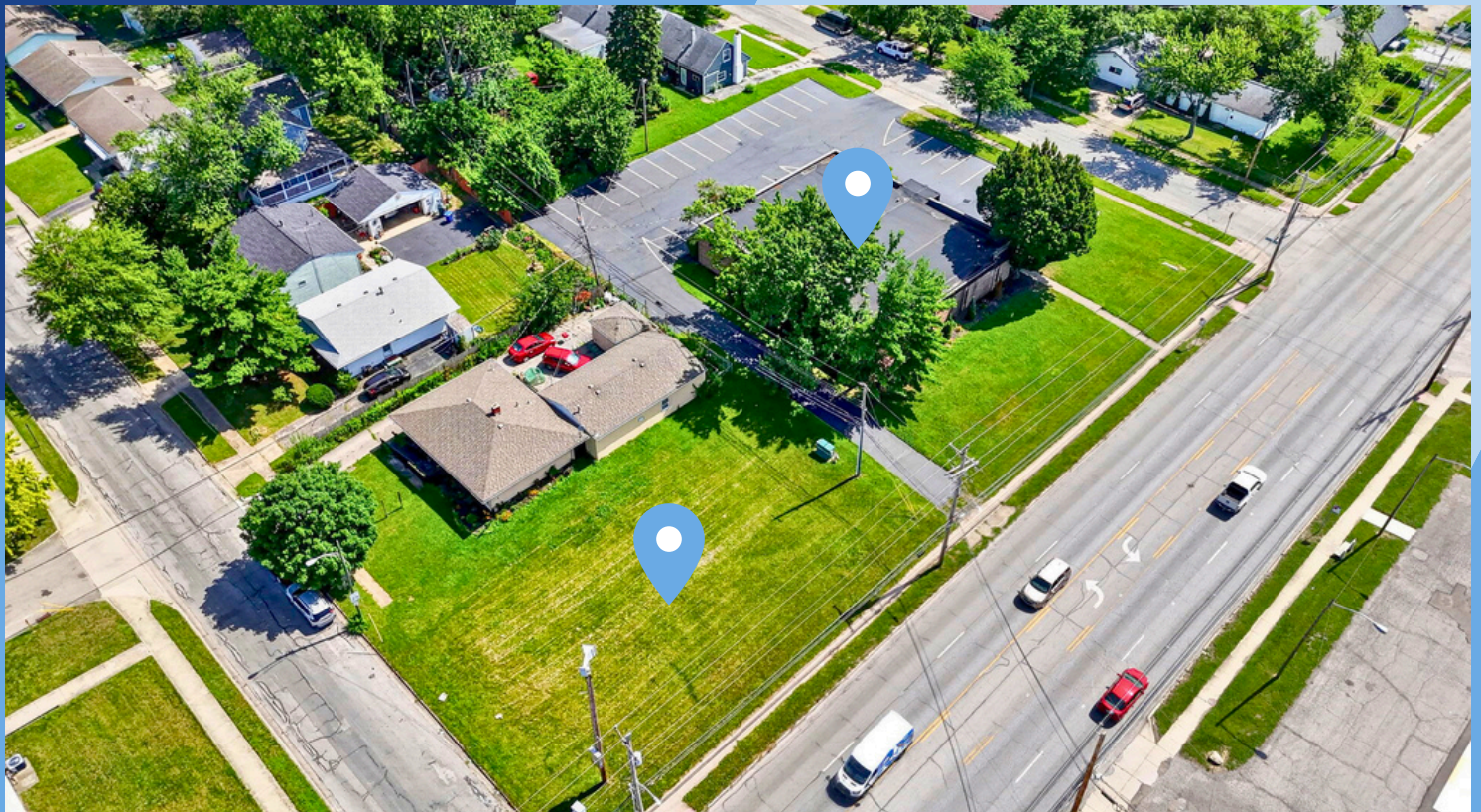


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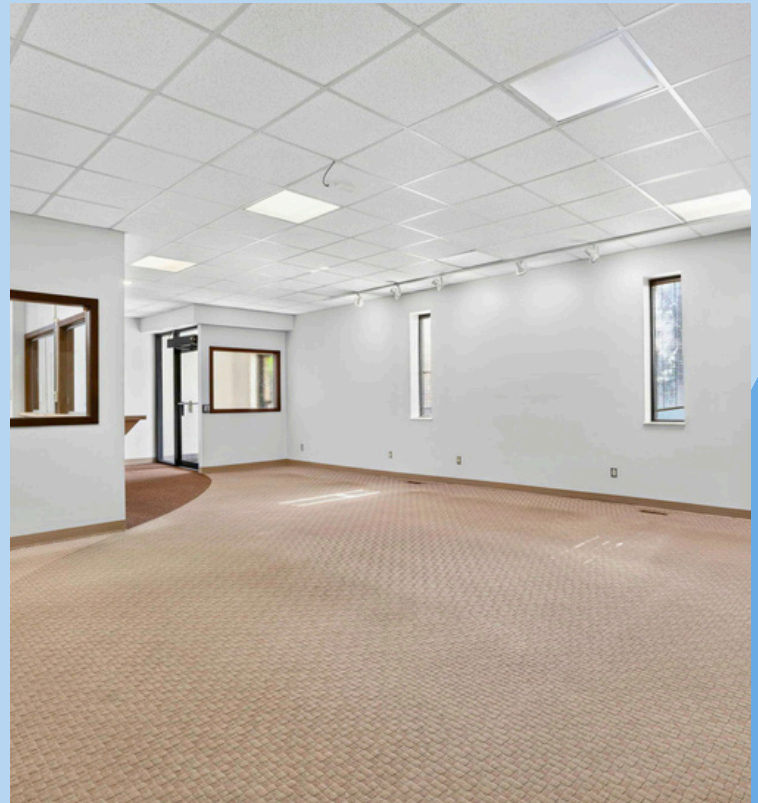


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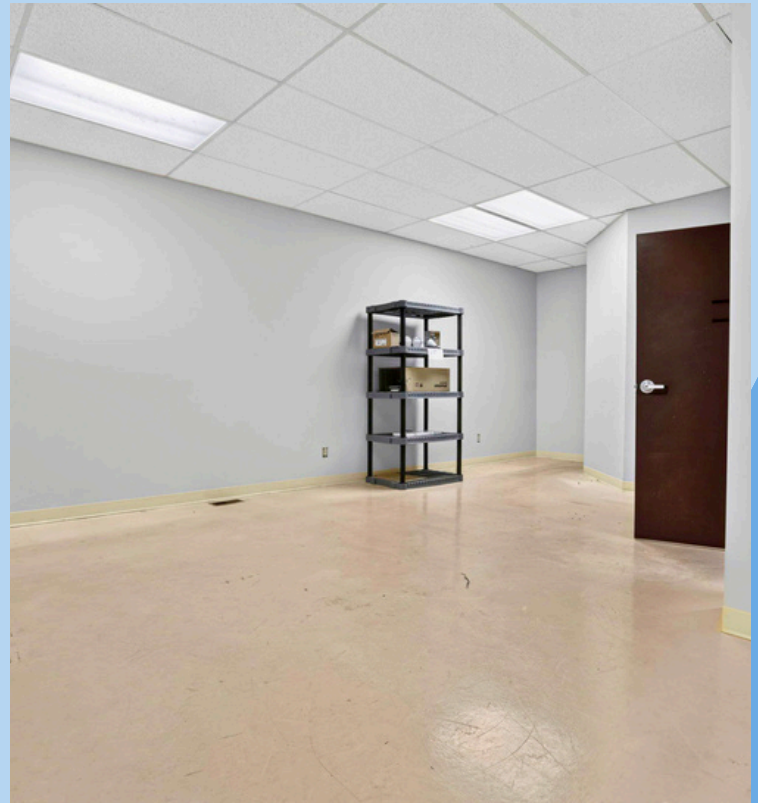


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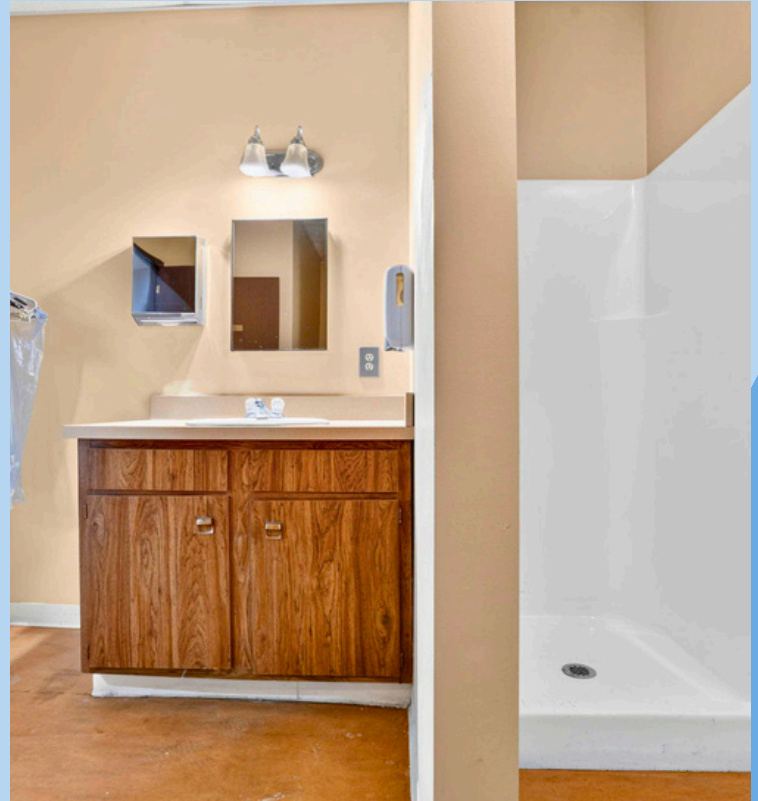


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