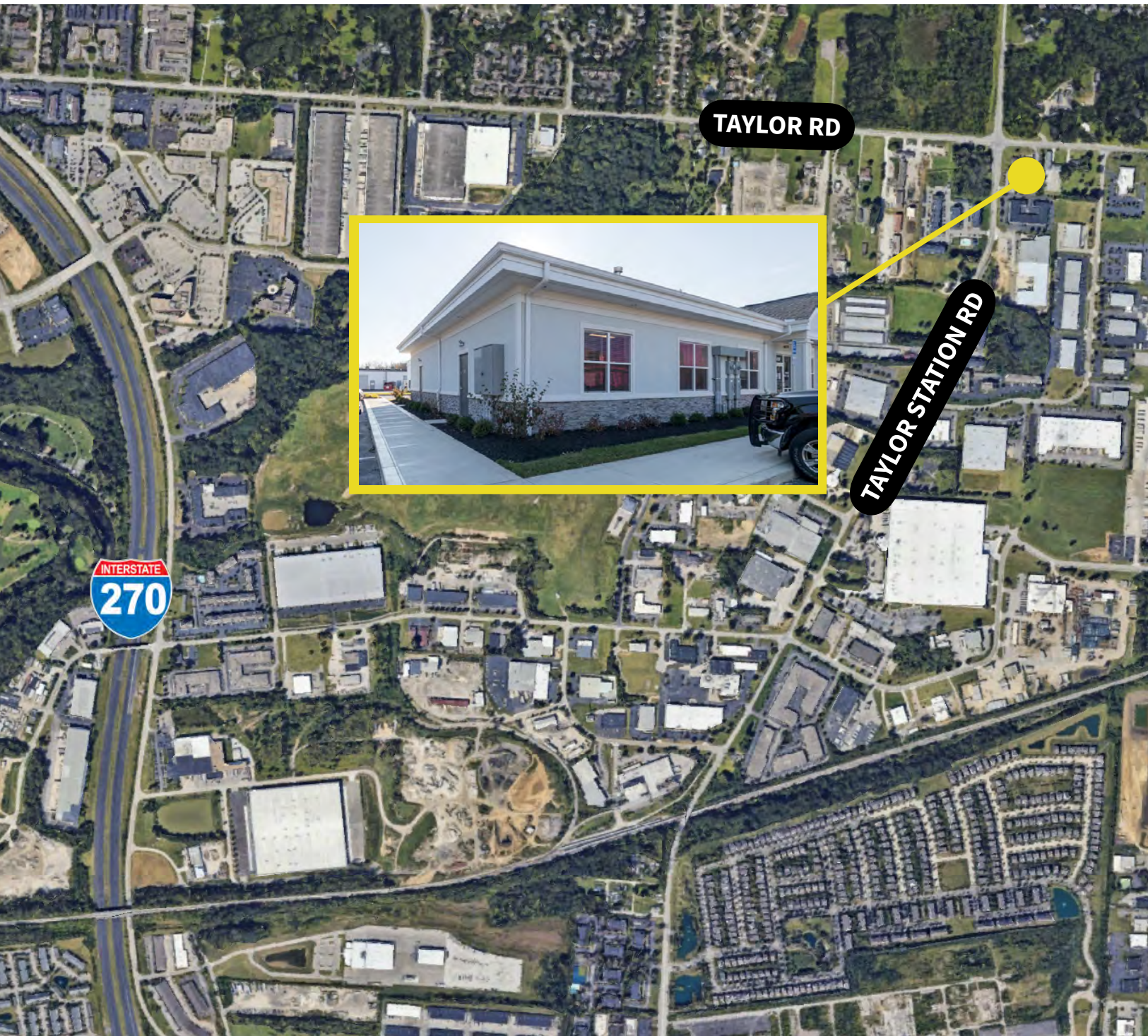


FOR SALE

610 Taylor Station Rd, Gahanna, OH



Investment Opportunity!

6,400

SF Available

1.023

Total Acreage

\$1.675 M

Sale Price

10,581

Vehicles Passing Daily

EXPERIENCE MATTERS - 110+ Years Serving the CRE Community

1480 Dublin Rd ♦ Columbus, OH ♦ 43215 ♦ 614.228.5547 ♦ krgre.com



Property Overview

610 Taylor Station Rd, Gahanna, OH 43230

Investment Opportunity! This 100% occupied, two-tenant office property offers stable in-place income in a modern 2019-built asset located in a strong East Columbus suburban corridor. The building is fully leased, with a well-established dental practice in the front suite. The rear suite is currently flexible at lease end, offering potential for an owner-occupant or continued leasing.

The property also benefits from a CRA tax abatement in place through 2034, providing meaningful ongoing tax savings and improved ownership economics. Designed for flexibility, the building is divided into two private suites, each with its own entrance and restroom, allowing for independent use and strong tenant appeal.

Located near Gahanna, Blacklick, and Reynoldsburg, the property sits in a growing and highly desirable suburban market with strong residential and commercial demand.

This is a rare opportunity to acquire a modern, income-producing office asset with long-term stability, tax advantages, and owner-user potential in a prime Columbus location.

Property Highlights

- 100% leased modern office investment (constructed in 2019)
- 75% CRA tax abatement in place through 2034
- Prime East Columbus suburban location within a high-growth commercial corridor
- Excellent accessibility: less than 10 minutes to I-270, minutes from Mt. Carmel East, and positioned between two signalized intersections
- Strong regional connectivity to Gahanna, Blacklick, Reynoldsburg, and surrounding communities

**PLEASE DO NOT DISTURB
CURRENT TENANTS**

Property Summary

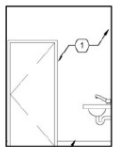
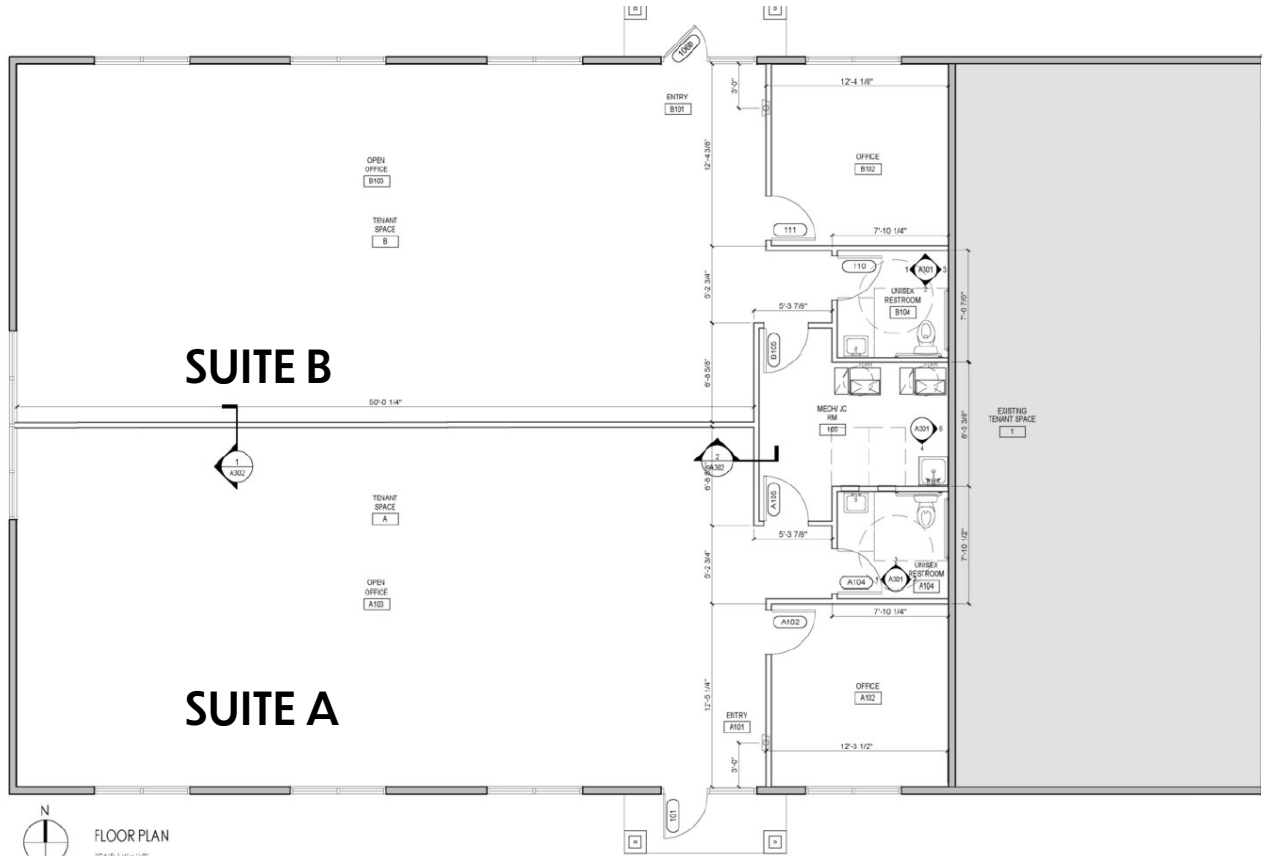
Sale Price: \$1,675,000

Site Size: 1.023 acres

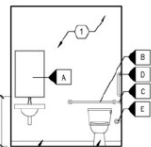
Available SF: 6,400 SF

Floor Plan - Overall Building

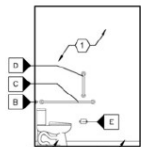
610 Taylor Station Rd, Gahanna, OH 43230



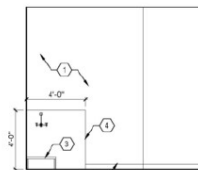
1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



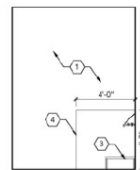
2 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



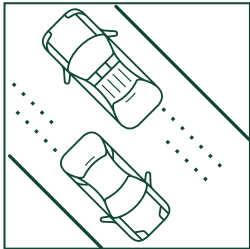
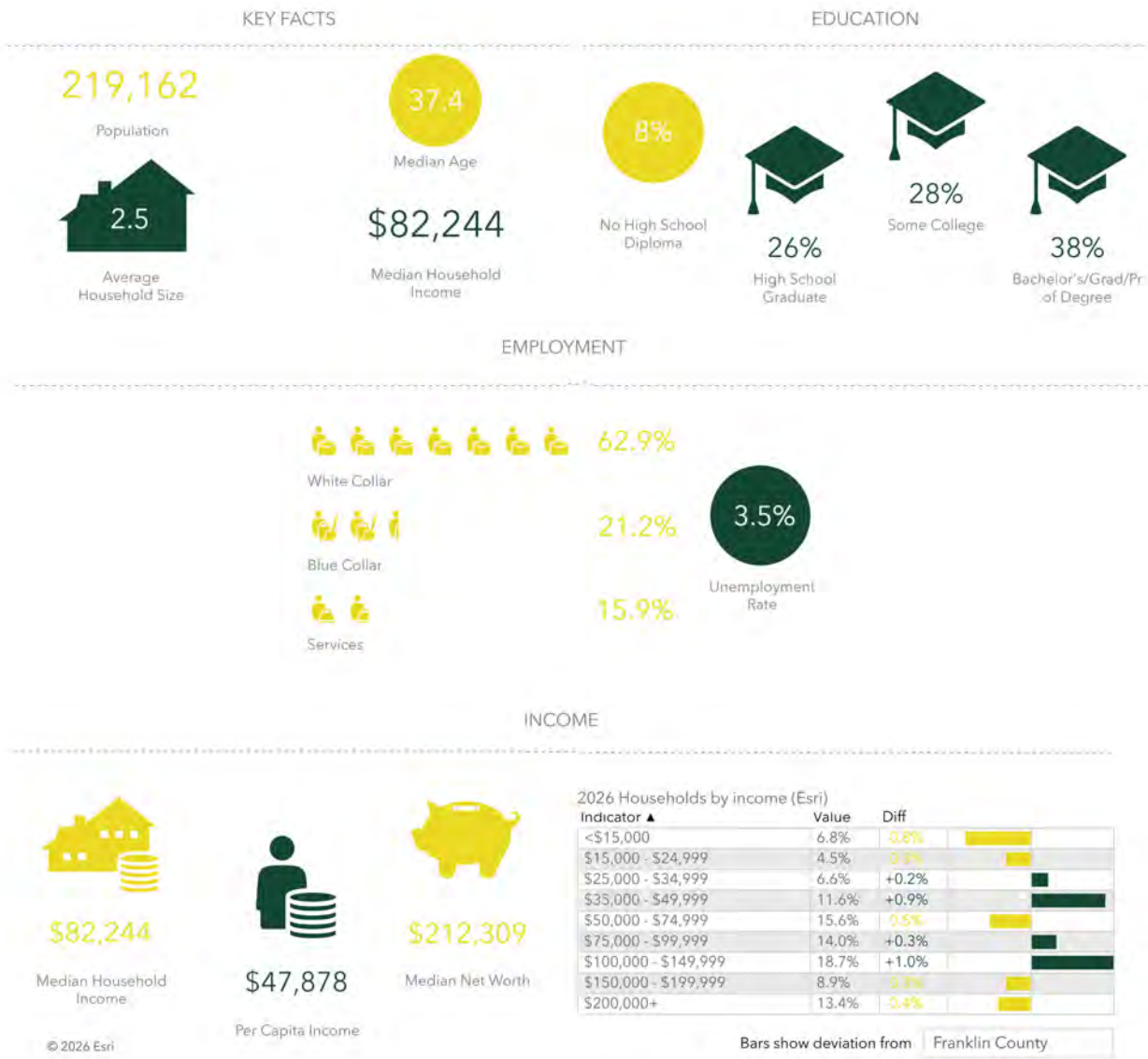
5 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

Market Overview

610 Taylor Station Rd, Gahanna, OH 43230

Key Demographics

w/in 5 miles



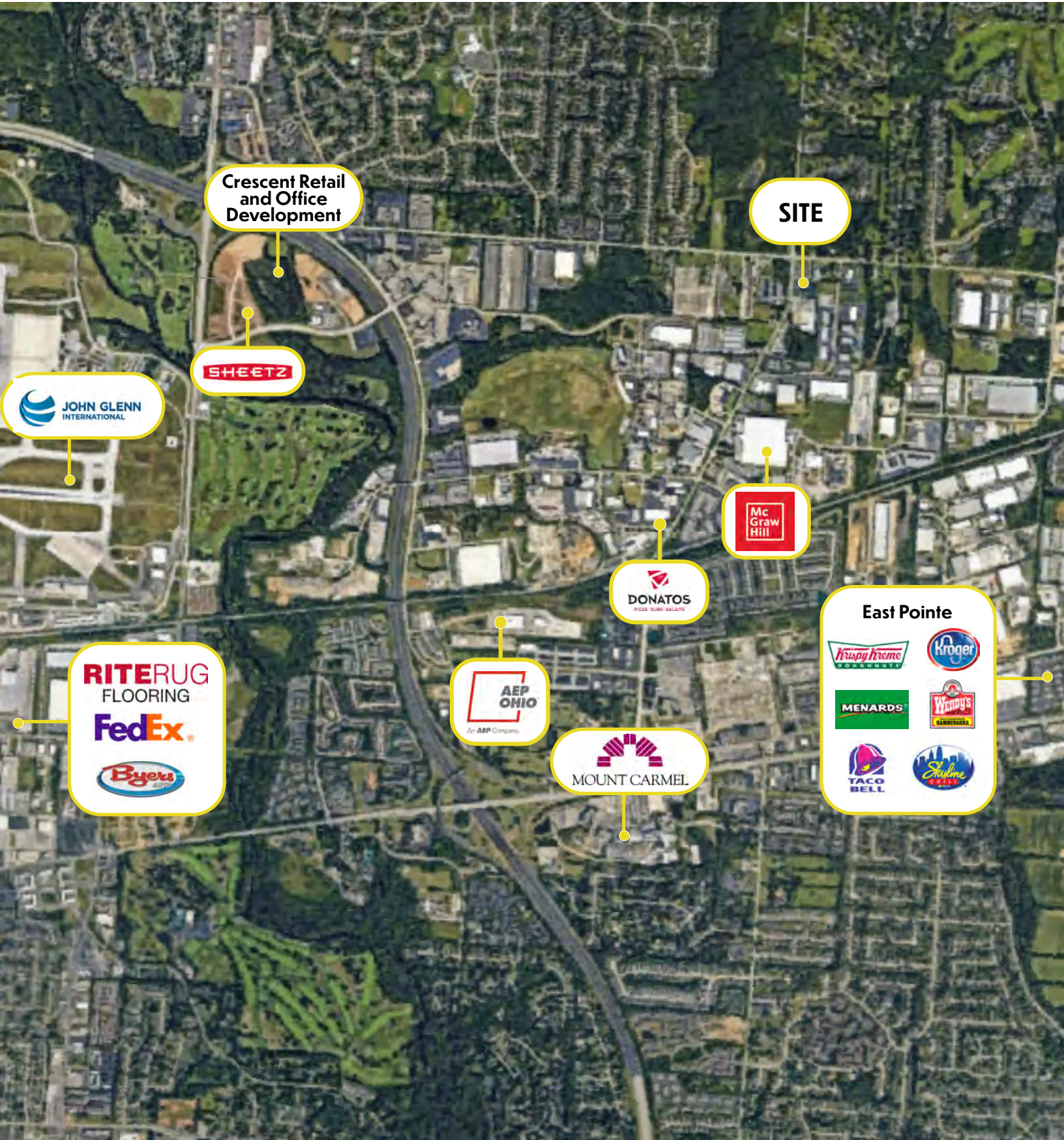
Vehicles Passing Daily

TAYLOR RD 10,581

TAYLOR STATION RD 9,453

Nearby Businesses & Services

610 Taylor Station Rd, Gahanna, OH 43230



Schedule a Tour

610 Taylor Station Rd, Gahanna, OH 43230

**Ready to see the space in person?
Contact us today:**



Rob Gillie

O: 614-255-4369

E: rgillie@krgre.com



Kohr Royer Griffith Inc
Commercial Real Estate Services
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