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OFFICE FOR SALE

OLDE TOWNE EAST

923 E BROAD ST, COLUMBUS, OH 43205

ED FELLOWS

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Property Summary



Property Description

This impressive property, built in 1920, offers a 5,884 SF stand-alone building plus on-site parking, at the intersection of East Broad and 18th Streets. The 923 E Broad building offers a prime owner-occupied investment for those seeking a well-established location in the heart of the city. Boasting timeless architectural charm and modern potential, the property is perfectly suited for a range of office uses.

Property Highlights

- Gorgeous, historic architectural character including gorgeous woodwork and large, decorative windows exists throughout this three-story (plus lower level office space) building, which has been meticulously maintained by the owner-occupant of the property
- Previously utilized by a law firm, the first, second and third floors all offer large private offices as well as open work areas, spacious conference rooms, and kitchenettes on the 2nd and 3rd floors
- Newly sealed and striped, the adjacent, private parking lot accommodates 12 parking spaces
- The property has been beautifully maintained with mature landscaping, and updated primary entry patio
- Adjacent to an attractive mix of office, recreation and residential users including the brand new Fran Ryan Community Center, the American Red Cross, the Columbus Education Association, and several private law practices
- A great, central location, just moments from downtown Columbus and Bexley, on a major transportation route
- Adjacent to several high-end, new residential developments in Olde Towne East including the Triumph Apartments on 18th and Oak Street
- The lower level was previously leased to a third-party tenant and features a separate entrance with security system, a mix of office and open work areas, and has abundant natural light throughout

OFFERING SUMMARY

BUILDING	5,884 SF
PURCHASE PRICE	\$830,000
SITE	0.189 acres
ANNUAL TAXES	\$11,634
PARCEL #	010-187684-00
ZONING	UCR-R Urban Core - Restricted
APPROVED USE	Mixed-Use. Allowing for residential, and limited scale neighborhood serving commercial and office uses

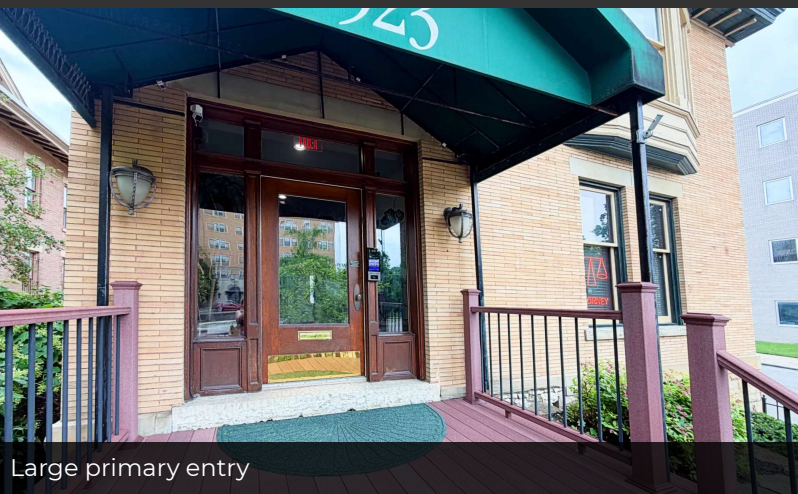
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First Floor Photos



Large primary entry



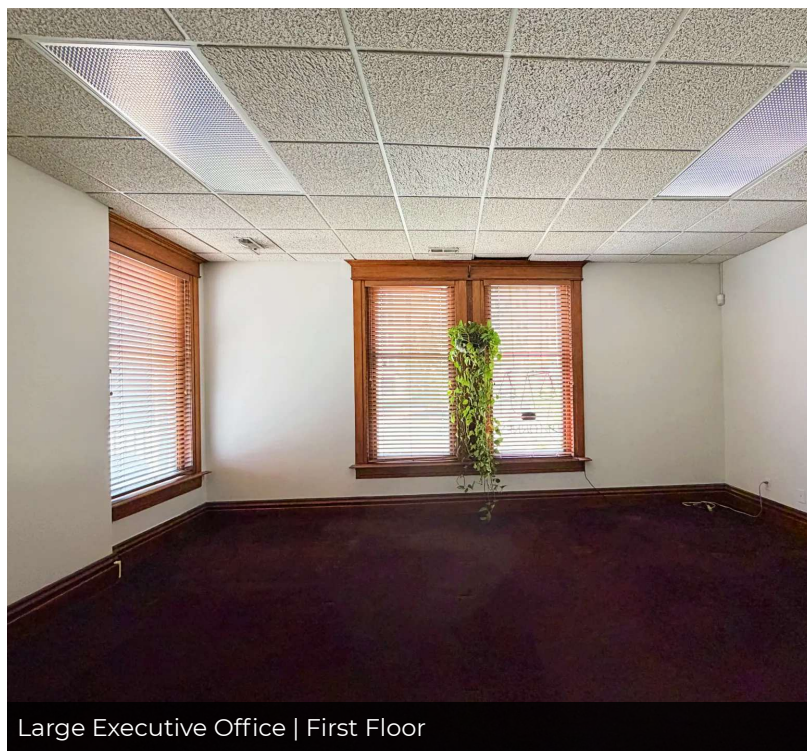
Attractive Entry



Gorgeous woodwork throughout



Conference Room connected to Primary Office



Large Executive Office | First Floor

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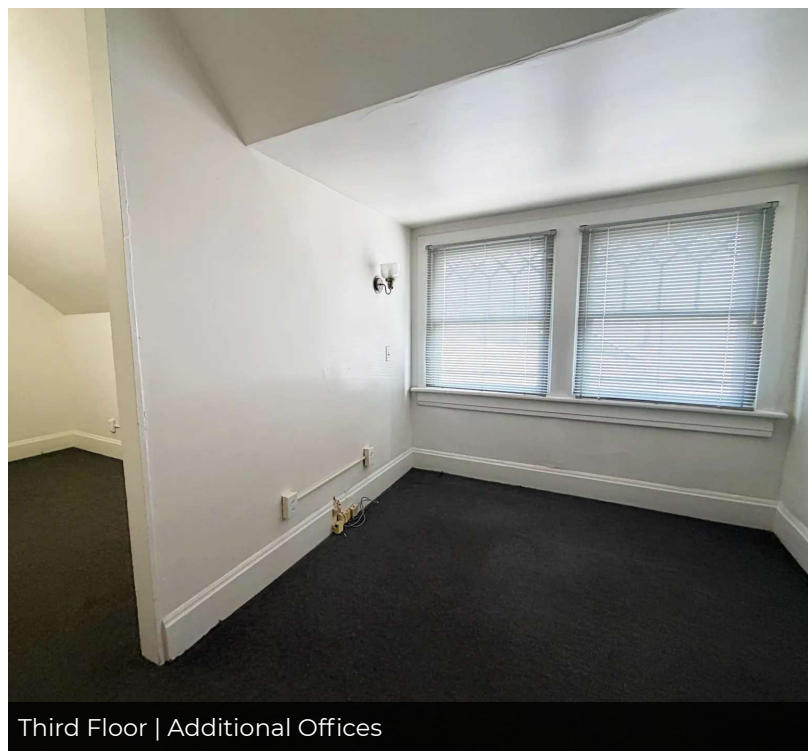
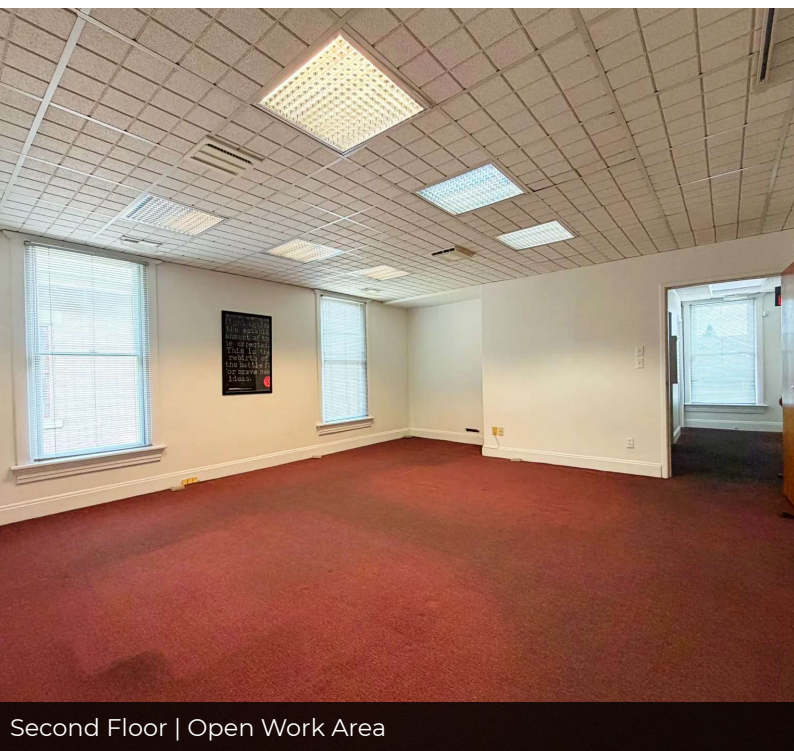
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Second & Third Floor Photos

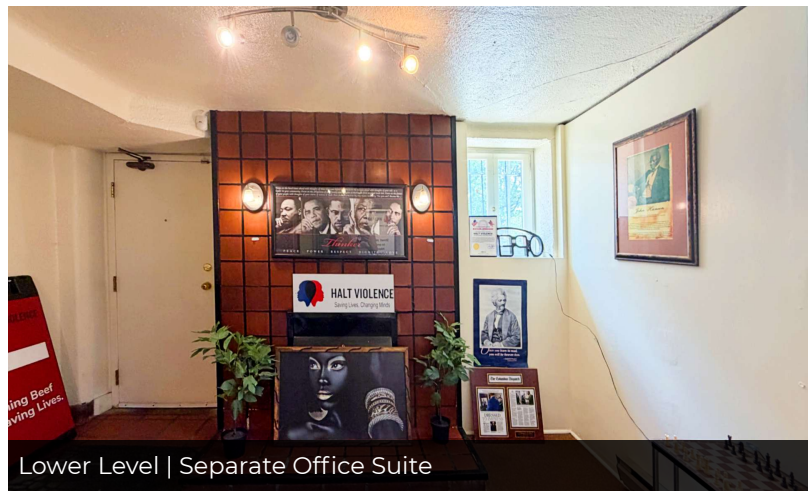
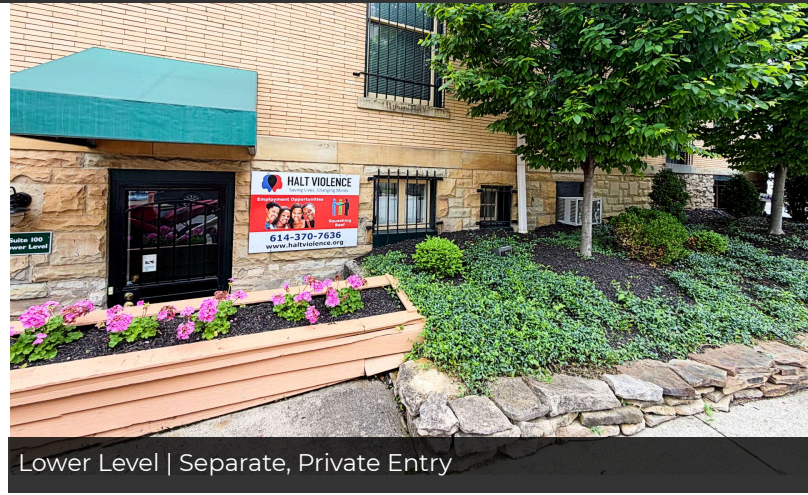


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Exterior & Lower Level Photos

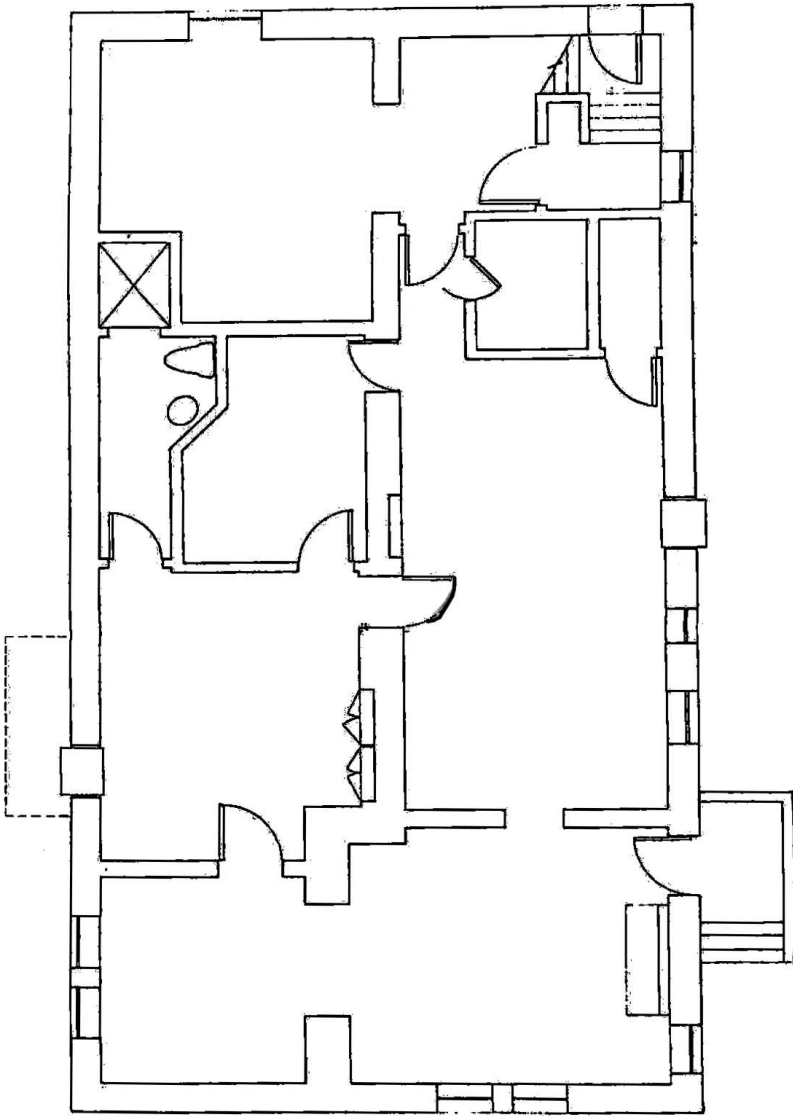


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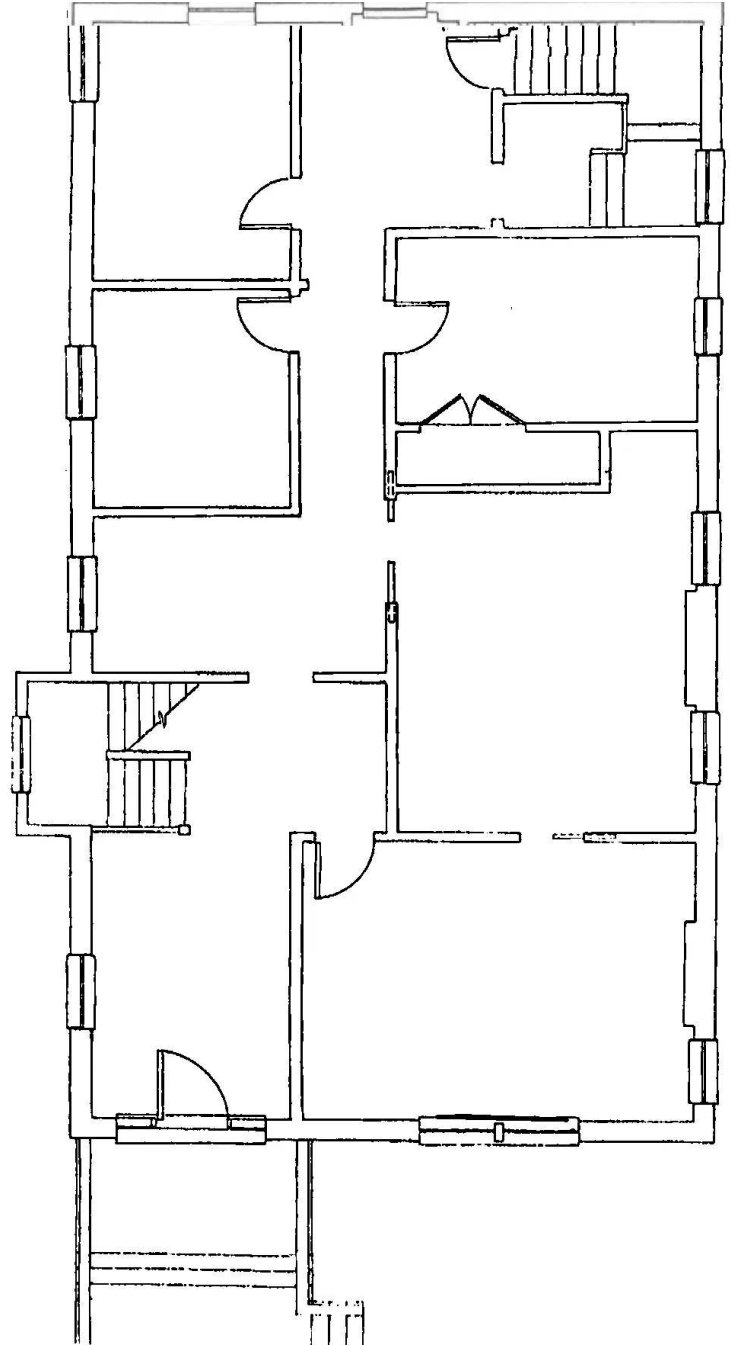
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As-Built Plans



Lower Level



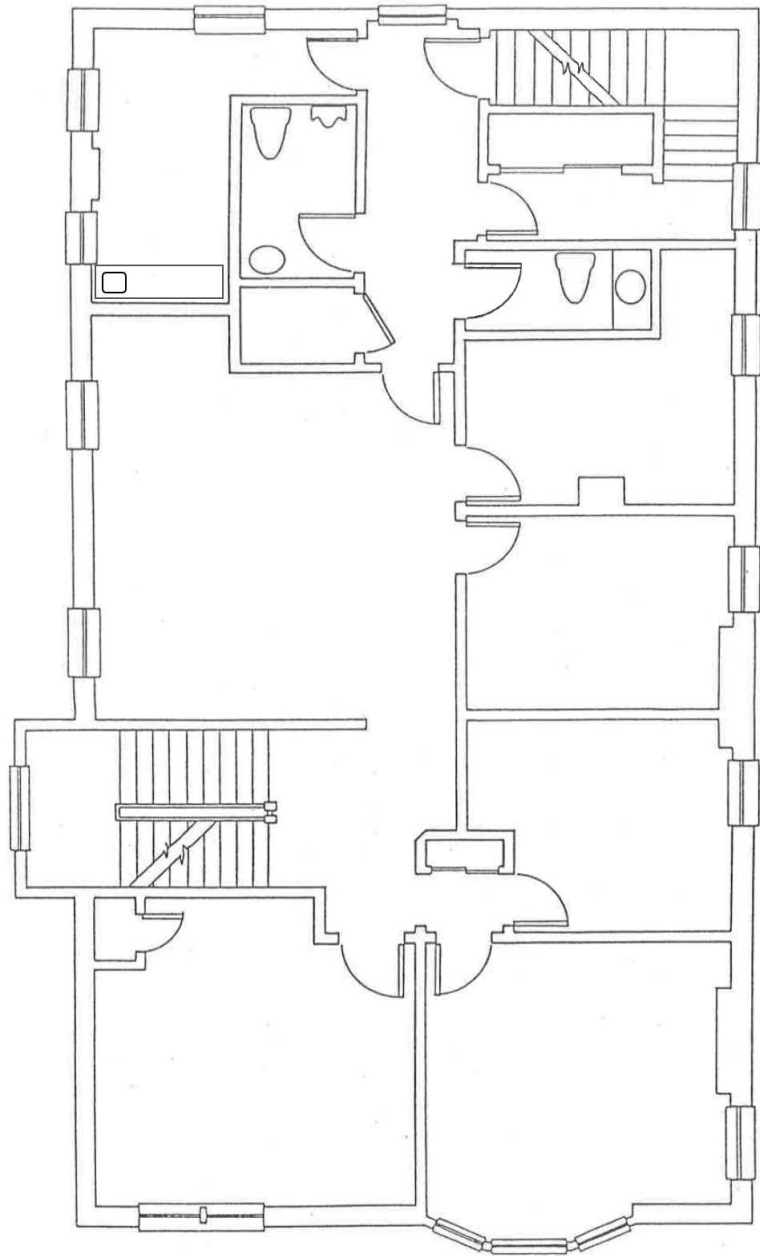
First Floor

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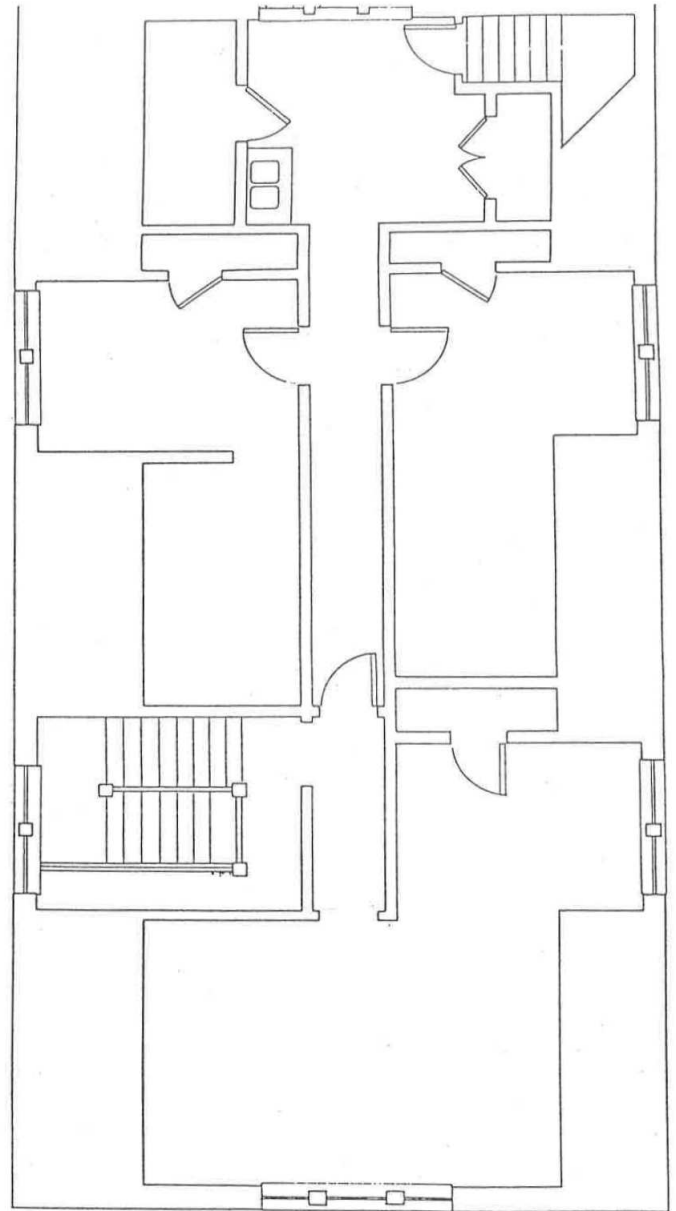
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As-Built Plans



Second Floor



Third Floor

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Location Map



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Local Community



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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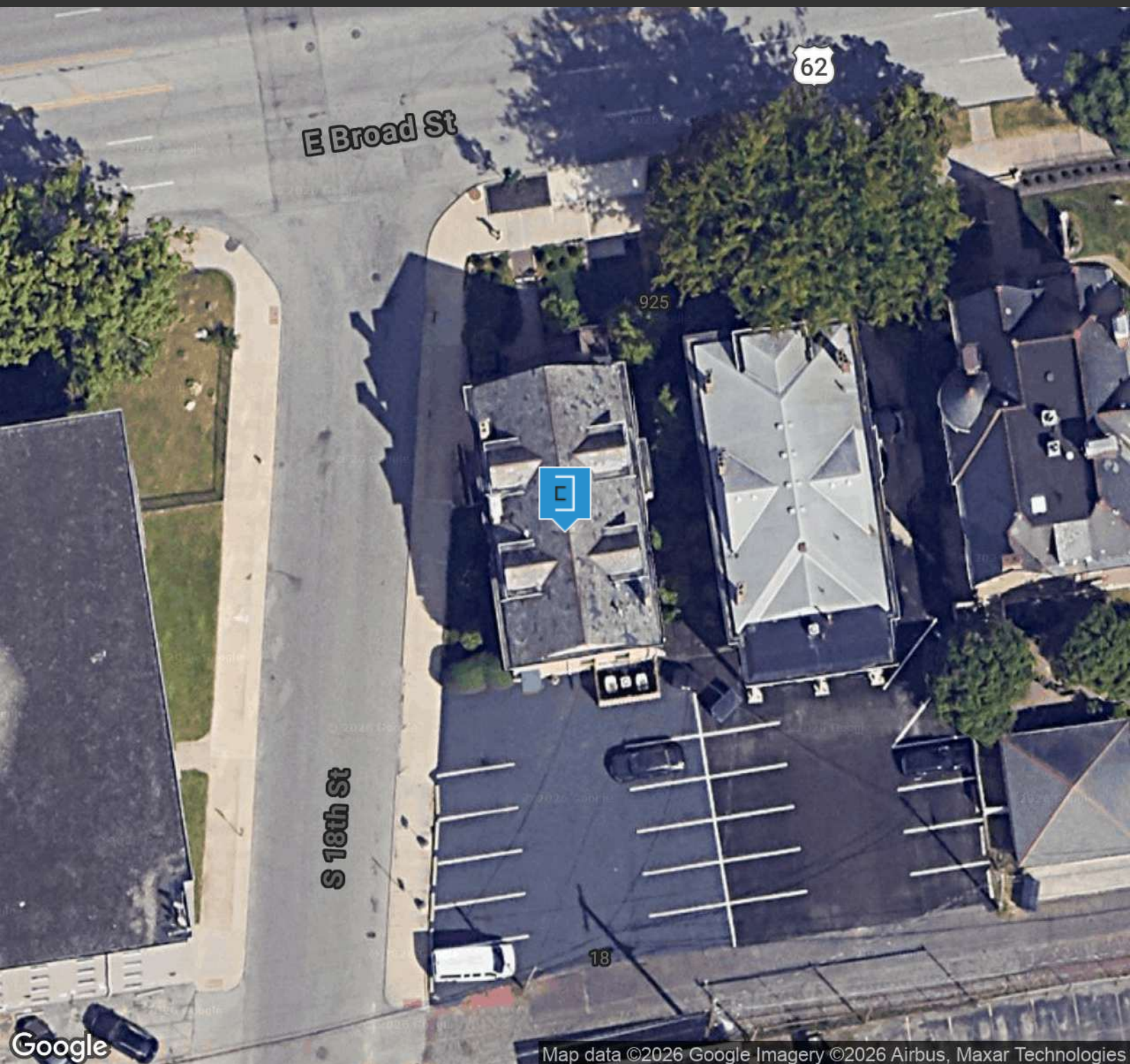
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Aerial View

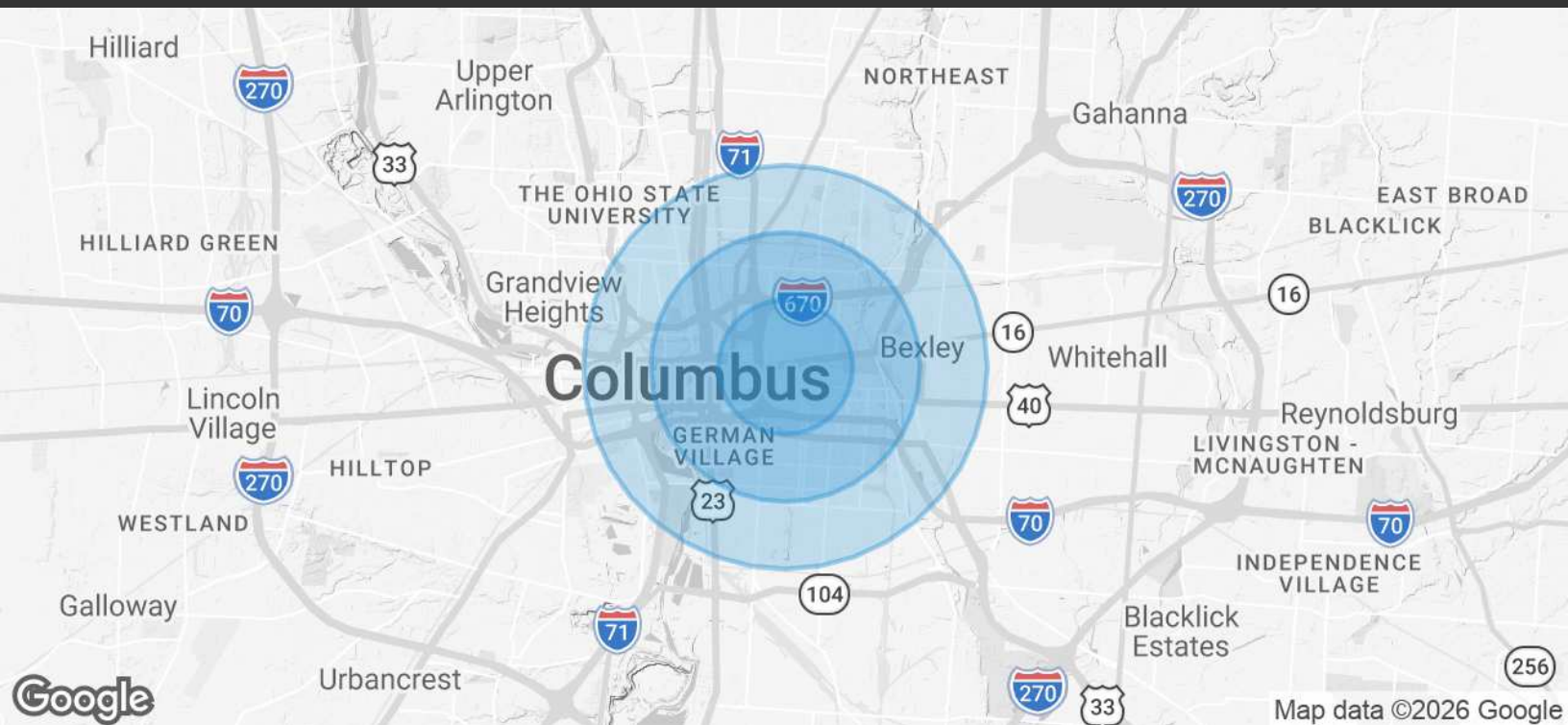


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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	17,794	61,966	139,685
Average Age	33.6	34.5	33.6
Daytime Employees	37,919	134,410	175,243

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	8,948	32,307	64,535
# of Persons per HH	2.0	1.9	2.2
Average HH Income	\$74,830	\$101,043	\$97,214
Average House Value	\$319,401	\$394,047	\$369,982

2023 American Community Survey (ACS)

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