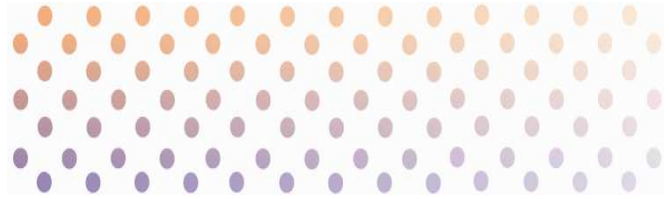


**Medical / Retail / Office
Available For Sale or
Lease**



**5796 Karl Road
Columbus, Ohio 43229**

Please Contact:

Patrick Dwyer

(614) 486-9630 office

(614) 286-1500 mobile

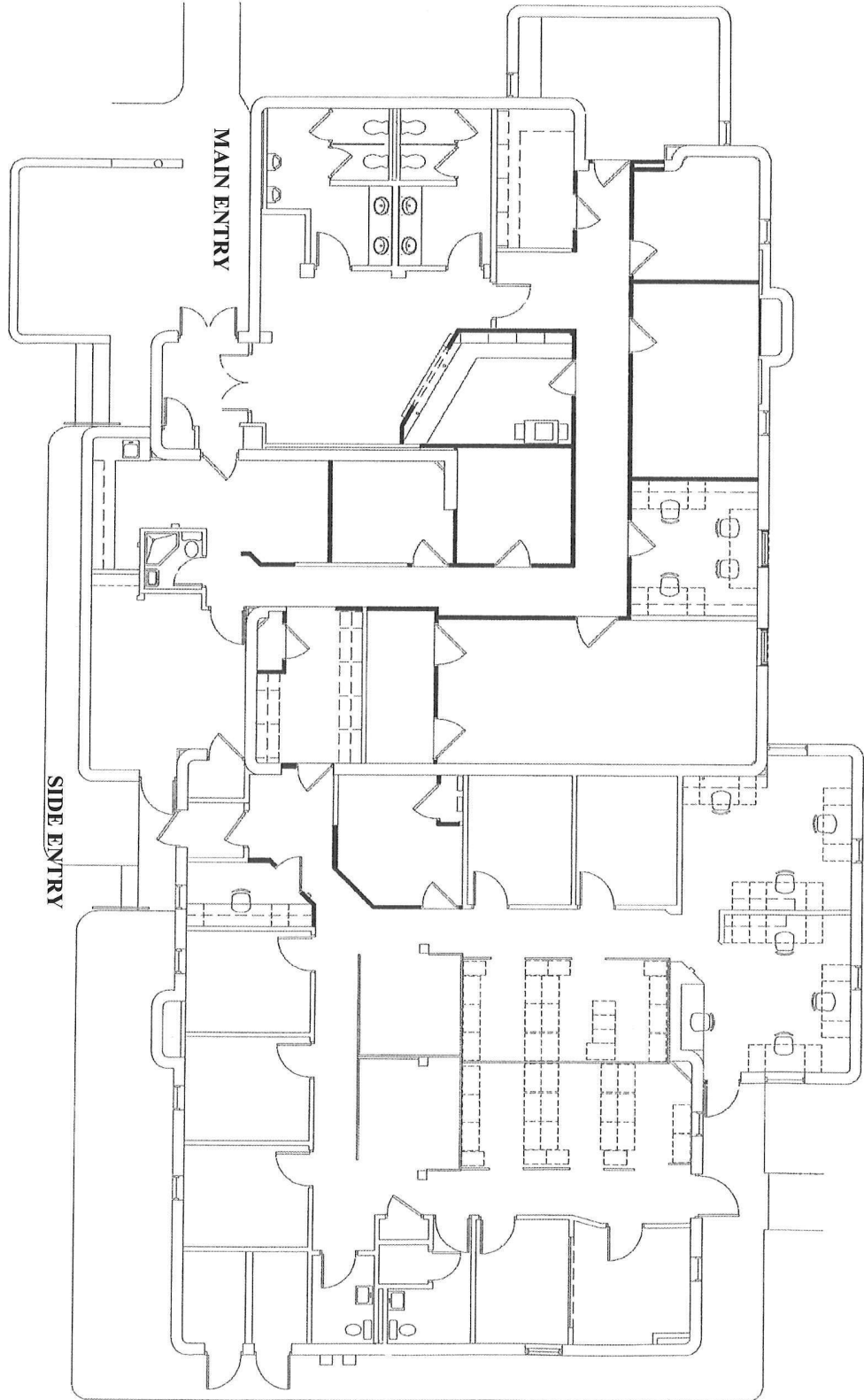
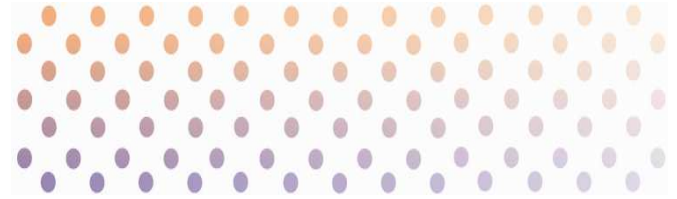
(614) 486-9637 fax

Pat@realplexcommercial.com

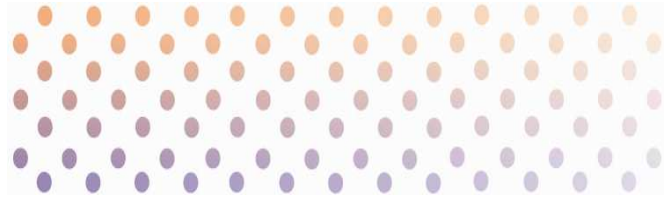
www.Realplexcommercial.com

 **Realplex
Commercial**
Creative Real Estate Solutions

Floor Plan



General Property Overview



Realplex Commercial is pleased to present the property at 5796 Karl Road, for Sale or Lease. The property is well-located in close proximity to the intersection of I-71 and Route 161. The property can accommodate a number of different types of uses, and has plenty of parking.

Total Building

Size: 6,350 Square Feet

Building Type:

The building was previously used as Medical Office space, and was converted from a restaurant use. This building can accommodate one or two tenants, and can be used for Medical / General Office, Retail or a Restaurant. Signage on the Karl Road signalized intersection.

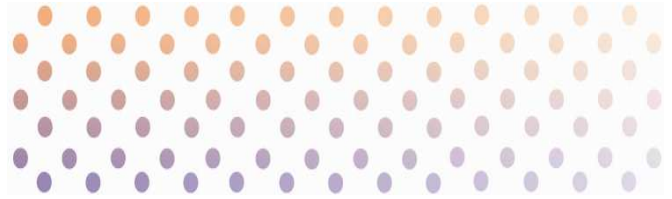
Suites: +/- 2,500 SF to 6,350 SF

Lot Size: +/- 1 Acre lot with around 60 parking spaces

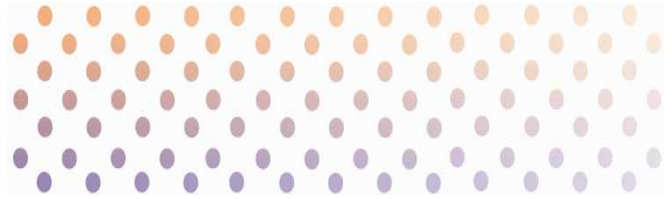
Lease Rate: \$7.95 / SF Gross
(This includes the Real Estate Taxes, Insurance, and exterior Maintenance. Tenant is responsible to pay their own utilities and janitorial).

Sale Price: \$519,000 (\$81.73 / SF)

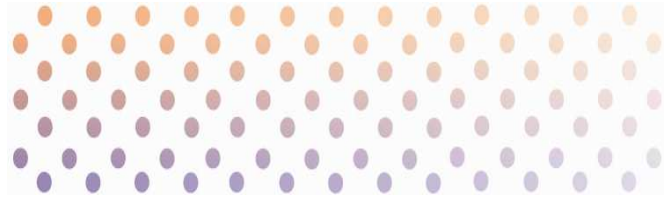
Property Photos



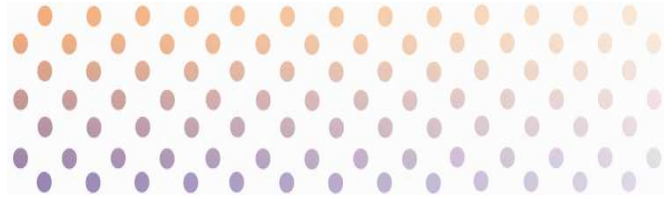
Property Photos



Property Photos



Property Photos



Aerial Photos

