

FOR SALE

2 Parcels:

2365 STELZER
& 3662 Agler
Roads

Zoned LC4/R-1
City of Columbus
Gahanna Schools

Total of
2.83 Ac.
Available

Contact:

Dan Rosen

614.571.5888 Mobile
danrosen@rsgarek.com

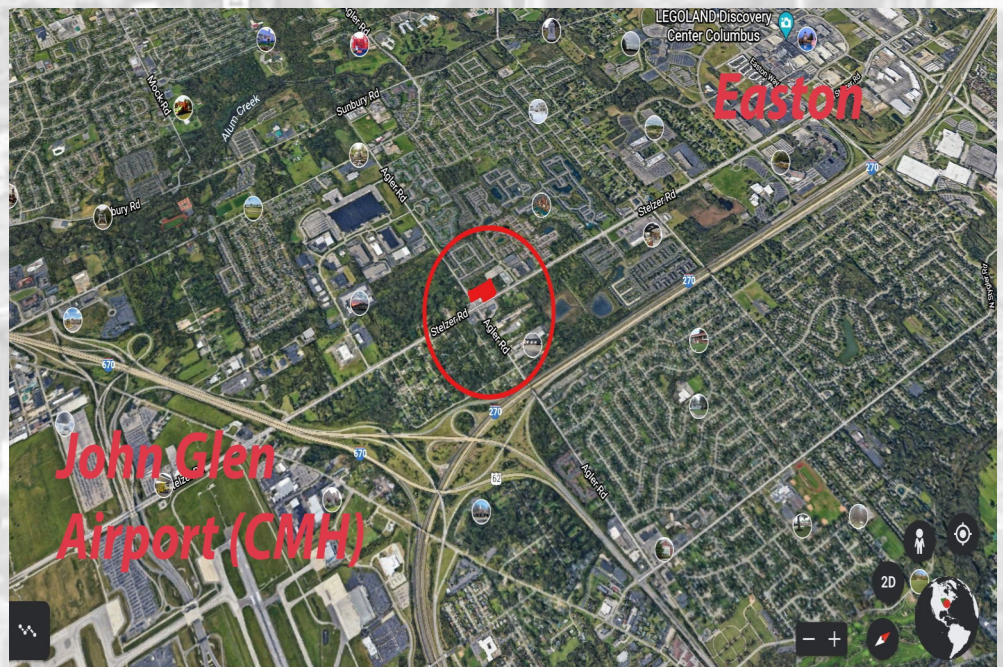
RS GAREK Associates

454 East Main Street, Ste.200
Columbus, Ohio 43215
614.464.1000



RS GAREK ASSOCIATES

COMMERCIAL • INDUSTRIAL • INVESTMENT REAL ESTATE



The information contained herein is believed to be accurate but is not guaranteed to be so nor is there any warranty, expressed or implied, from the Owner or the Owner's Agent or Agents. It is the express obligation of all prospective purchasers or tenants and their Agents to verify that this information is accurate and to make their decisions based upon their knowledge of the property and not the representations contained herein.

2.3 miles to
EASTON

1.3 Miles to
John Glenn Intl.
Airport (CMH)
Available



Contact:

Dan Rosen

614.571.5888 Mobile
drosen@rsgarek.com

RS GAREK Associates

454 East Main Street, Ste.200
Columbus, Ohio 43215
614.464.1000



RS GAREK ASSOCIATES
COMMERCIAL • INDUSTRIAL • INVESTMENT REAL ESTATE

Property Highlights

- Total of 2.83 acres available
- Potential Retail/MF Development
- Rare City of Columbus/Gahanna Schools property
- NW corner of Stelzer & Agler Roads
- Signalized Intersection
- Zoned LC4 & R-1
- 650 \pm feet of frontage
- Easy Access to I-670 & I-270
- Seen by over 40,000 cars a day
- Across the street from new mixed-use development with 399 units, neighborhood retail, and sports complex
- Parcels can be purchased separately
- Parcel A 1.652 ac. \$505,000
- Parcel B .826 ac. \$404,000
- Parcel B House is leased until 7/1/2022
- **Tenants are not to be disturbed**

The information contained herein is believed to be accurate but is not guaranteed to be so nor is there any warranty, expressed or implied, from the Owner or the Owner's Agent or Agents. It is the express obligation of all prospective purchasers or tenants and their Agents to verify that this information is accurate and to make their decisions based upon their knowledge of the property and not the representations contained herein.