

Historic Building

For Sale

The Larrimer Building

161-167 N High Street Columbus, OH 43215



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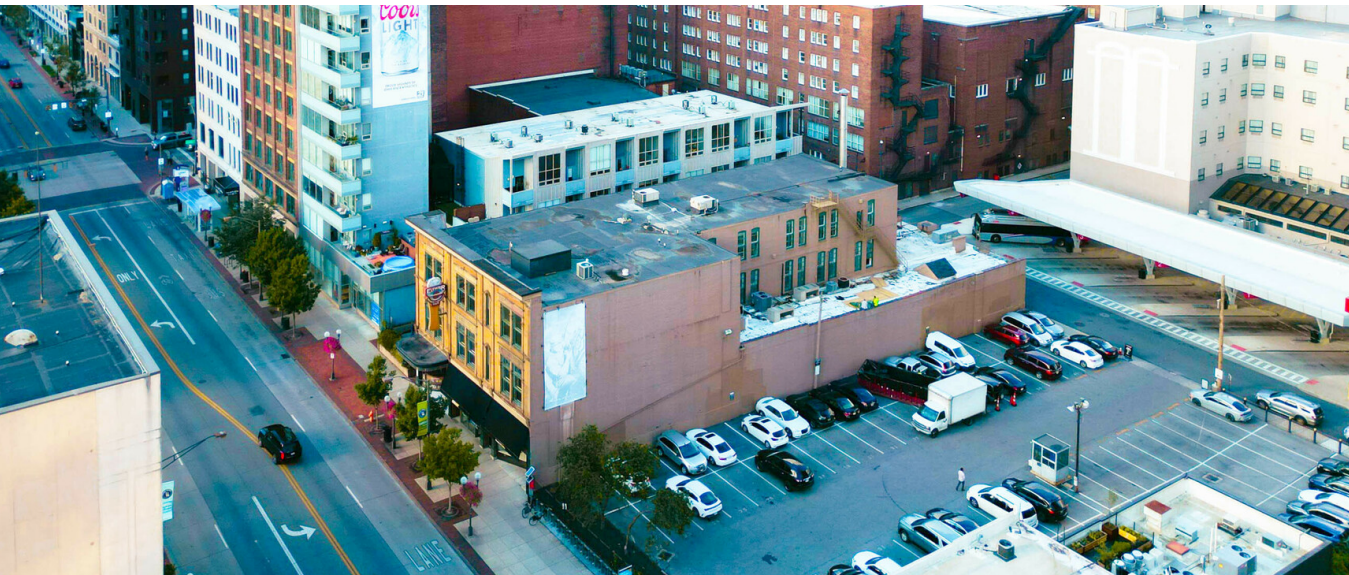
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Executive Summary



Property Description

Nestled in the heart of downtown Columbus, The Larrimer Building offers a unique opportunity for both preservation and redevelopment. This historic building, with its prime location, boasts a range of intriguing features and potential uses. The building holds a place on both the Columbus and National Historic Registers of Historic Places, and also stands adjacent to significant development projects along High and Gay Streets, promising a vibrant neighborhood now and in the future.

The first-floor restaurant and bar features a beautiful entryway with stained glass windows, a historic World's Fair bar, and an original mosaic tile floor, all of which serve as testament to its rich history and unique character. The second and third floors have been mostly demolished, offering a clean canvas for renovation, enabling the creation of modern spaces while preserving the historic charm.

The Larrimer Building stands as a captivating blend of history and modern opportunity, inviting visionary owners and developers to breathe new life into this iconic Downtown Columbus landmark.

Location Description

Located on North High Street between Spring and Long Streets in the Central Business District of Downtown Columbus.

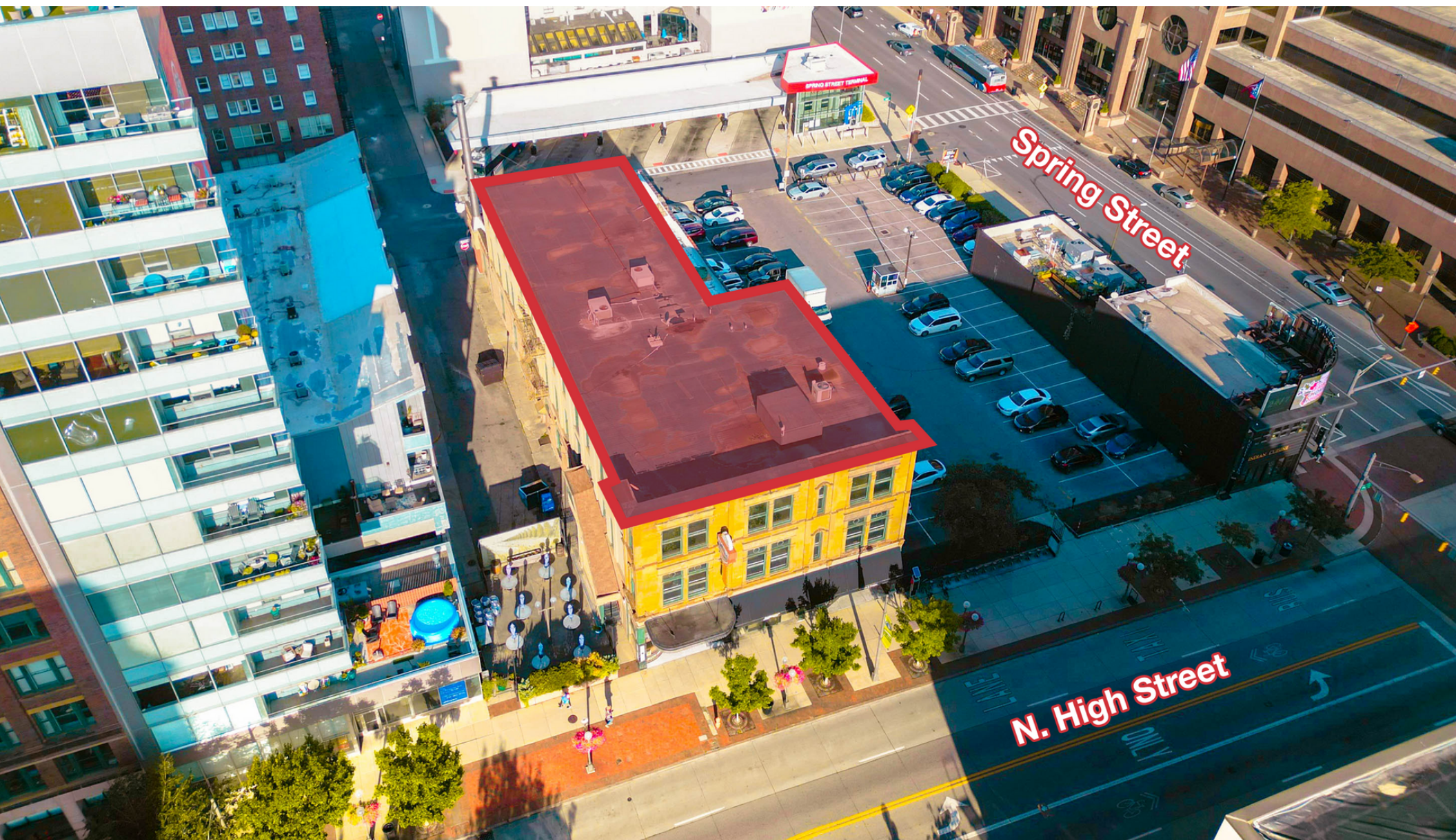
Offering Summary

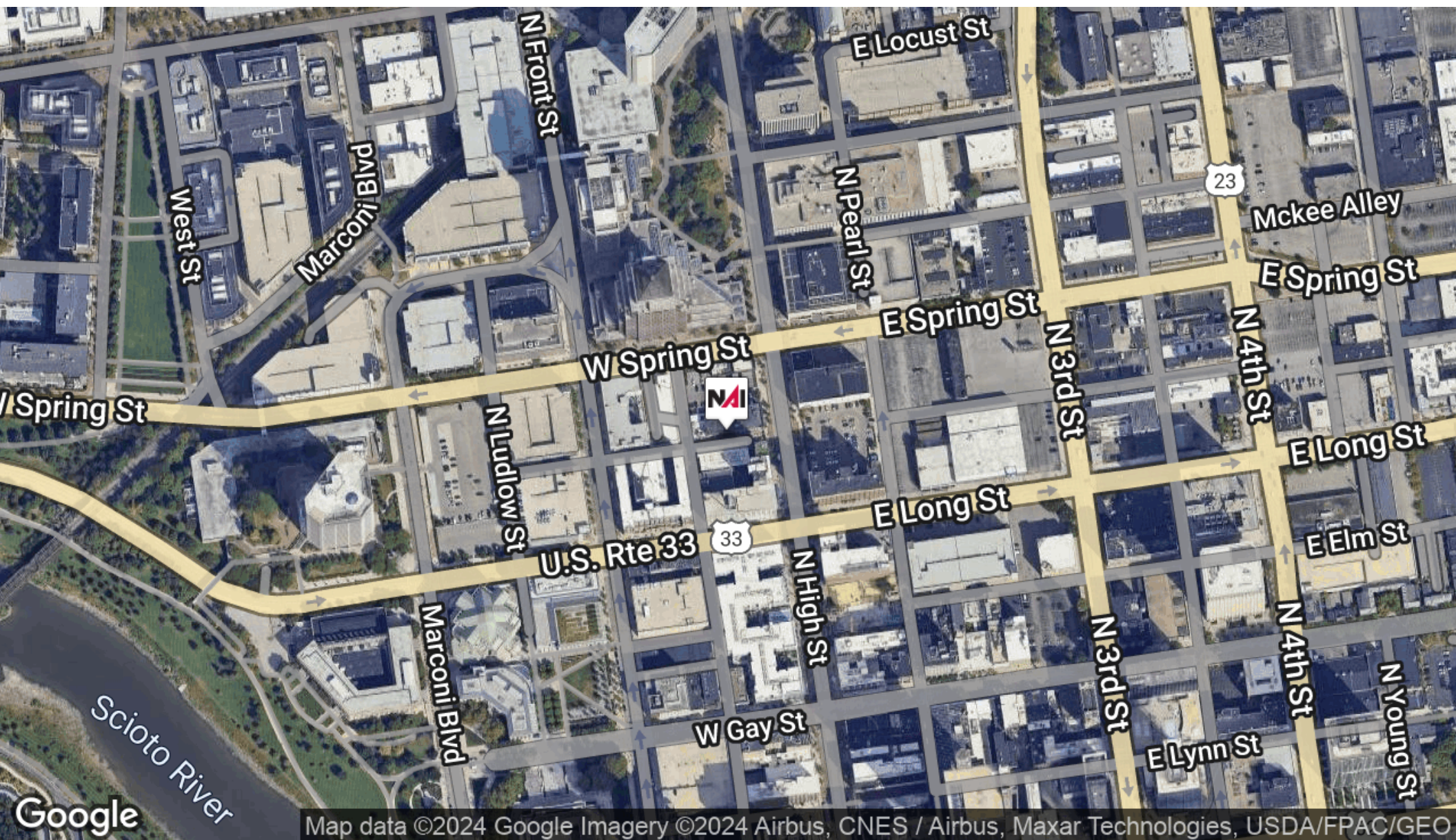
Sale Price:	\$2,600,000
Building Size:	27,267 SF
Lot Size:	0.27 Acres
Year Built:	1890
Zoning:	Downtown District, DD
Market:	Columbus
Submarket:	Central Business District
Daily Traffic Count:	17,000
Frontage:	65'



Property Highlights

- Historic Building Available - Owner/User or Redevelopment
- Building is on Columbus and National Historic Registers of Historic Places
- Potential to Increase Revenue Through Banner Advertising on North Façade
- Highly Visible Building on North High Street in the Heart of Downtown Columbus
- Easy Access In and Out of Downtown
- Adjacent to Massive Investment & Development Along High and Gay Streets
- Floors 2 & 3 Mostly Demolished and Ready for Renovation
- Potential for Historic Tax Credits on a Redevelopment Project
- Anchored by Long-Term Tenant Elevator Brewery & Draught Haus
- Beautiful Stained Glass, Historic World's Fair Bar, and Original Mosaic Tile Floor are Features of First Floor Restaurant
- Another First Floor Space is Occupied by a Subway Franchise







Property Overview

Sale Price

\$2,600,000

Location Information

Building Name	The Larrimer Building
Street Address	161-167 N High Street
City, State, Zip	Columbus, OH 43215
County	Franklin
Market	Columbus
Sub-market	Central Business District
Cross-Streets	N High Street & Spring Street
Side of the Street	West
Signal Intersection	Yes
Nearest Airport	John Glenn Columbus International

Building Information

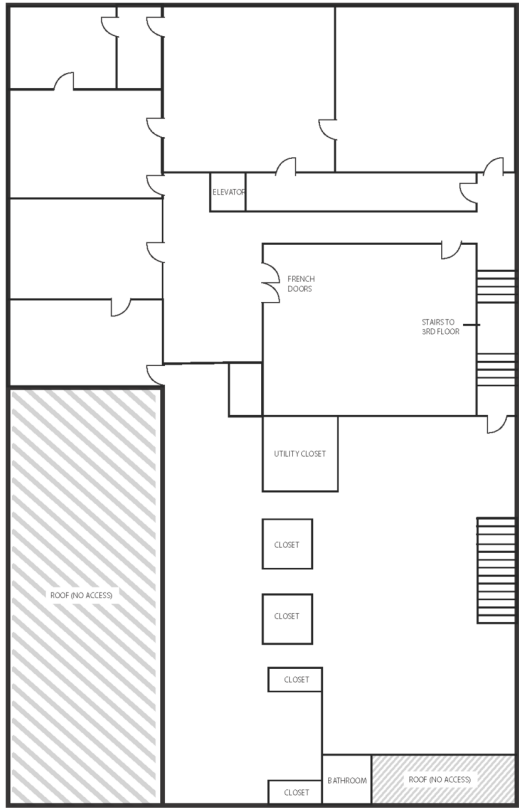
Building Size	27,267 SF
Tenancy	Multiple
Number of Floors	3
Year Built	1890
Number of Buildings	1

Property Information

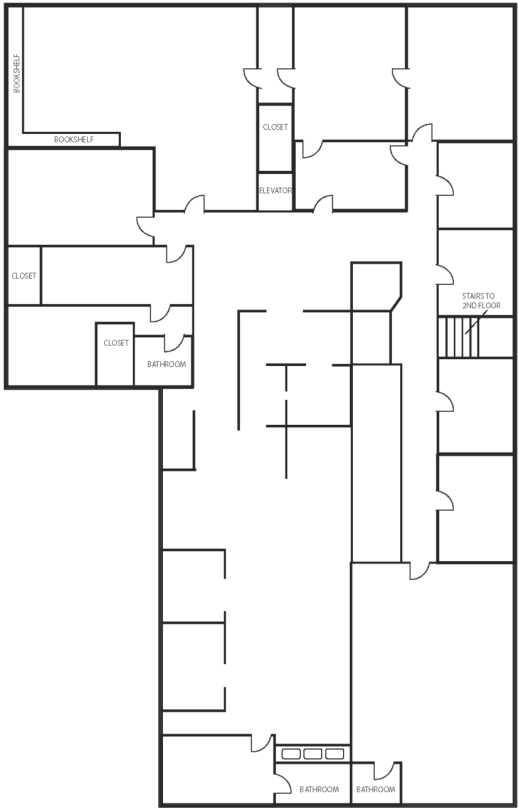
Property Type	Office
Property Subtype	Creative/Loft
Zoning	Downtown District, DD
Lot Size	0.27 Acres
APN #	010-022750-00
Lot Frontage	63 ft
Lot Depth	188 ft
Traffic Count	17000
Traffic Count Street	N High Street
Traffic Count Frontage	63

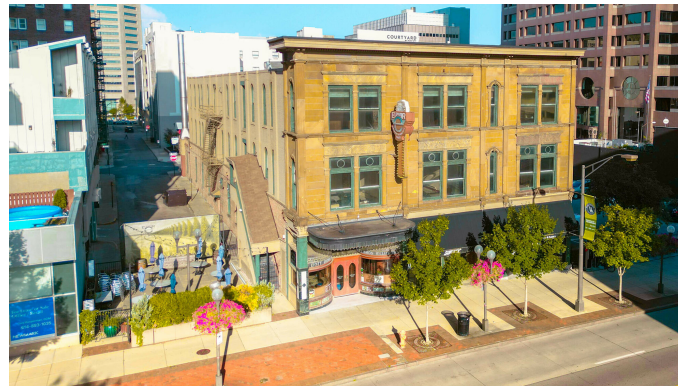
LARIMER BUILDING INT. LAYOUT

2ND FLOOR

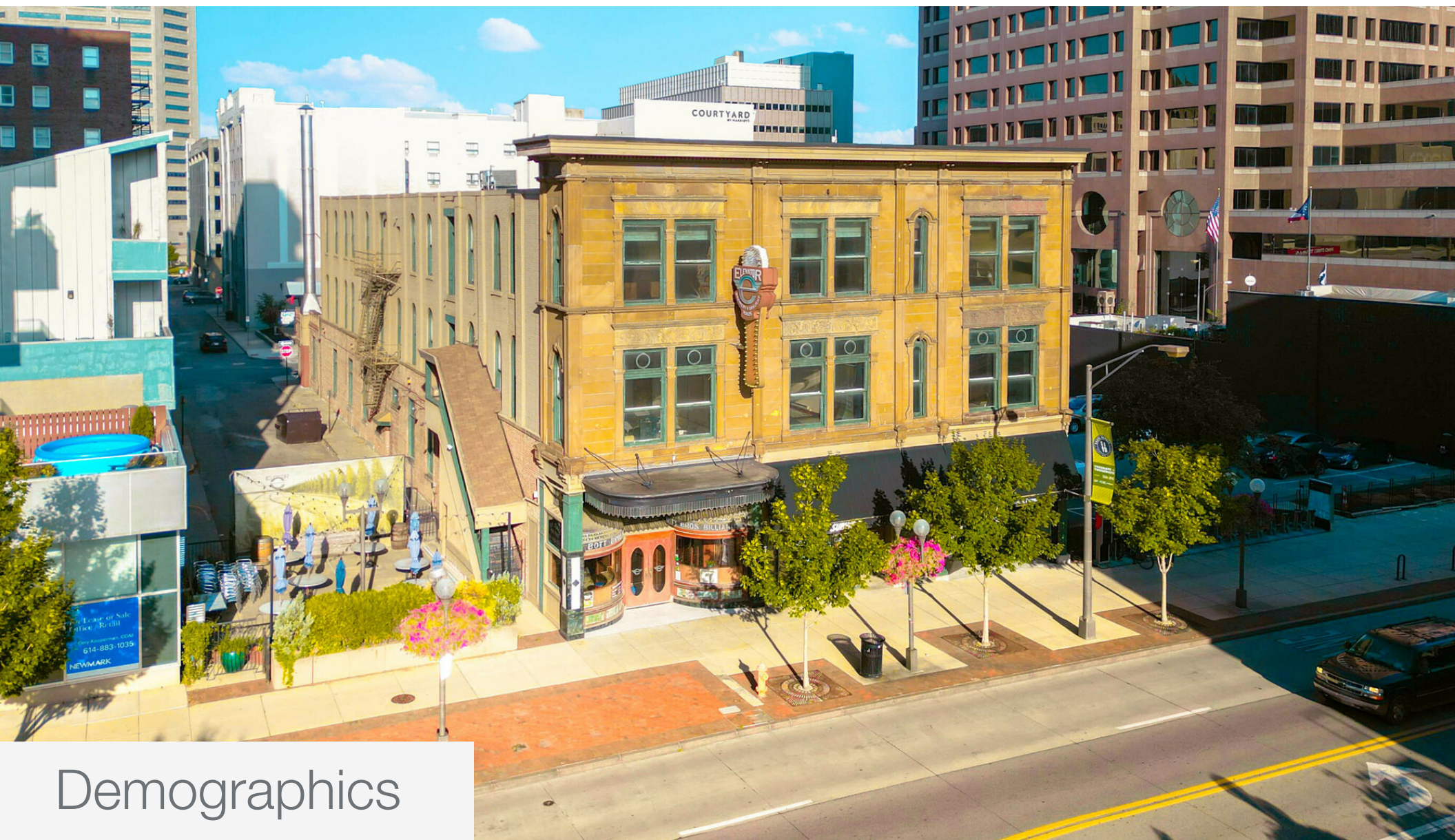


3RD FLOOR









Demographics

Population

	0.5 Miles	1 Mile	3 Miles
Total Population	2,210	10,897	144,124
Average Age	37.6	33.4	30.7
Average Age (Male)	37.8	33.3	31.0
Average Age (Female)	35.6	32.4	31.0

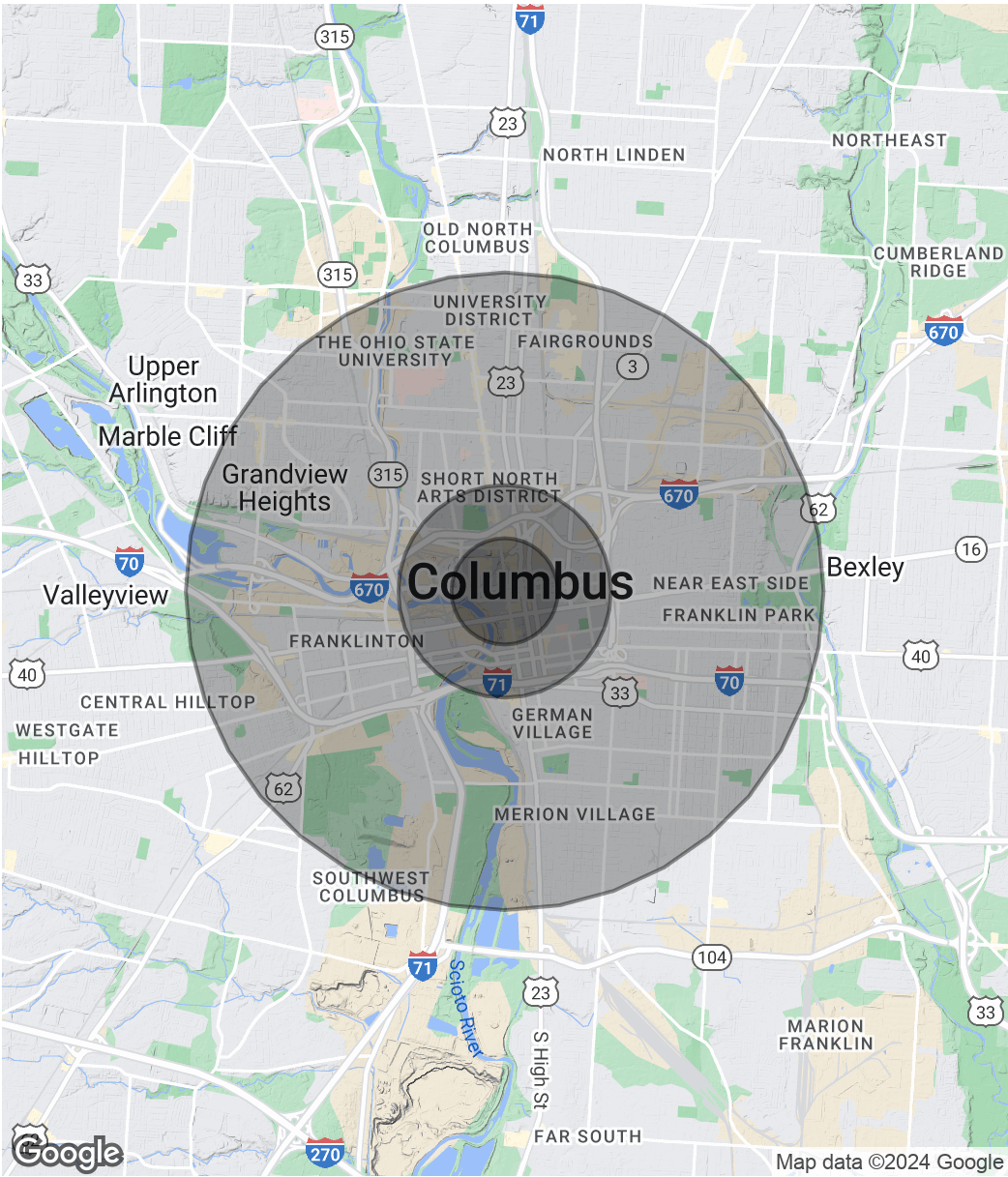
Households & Income

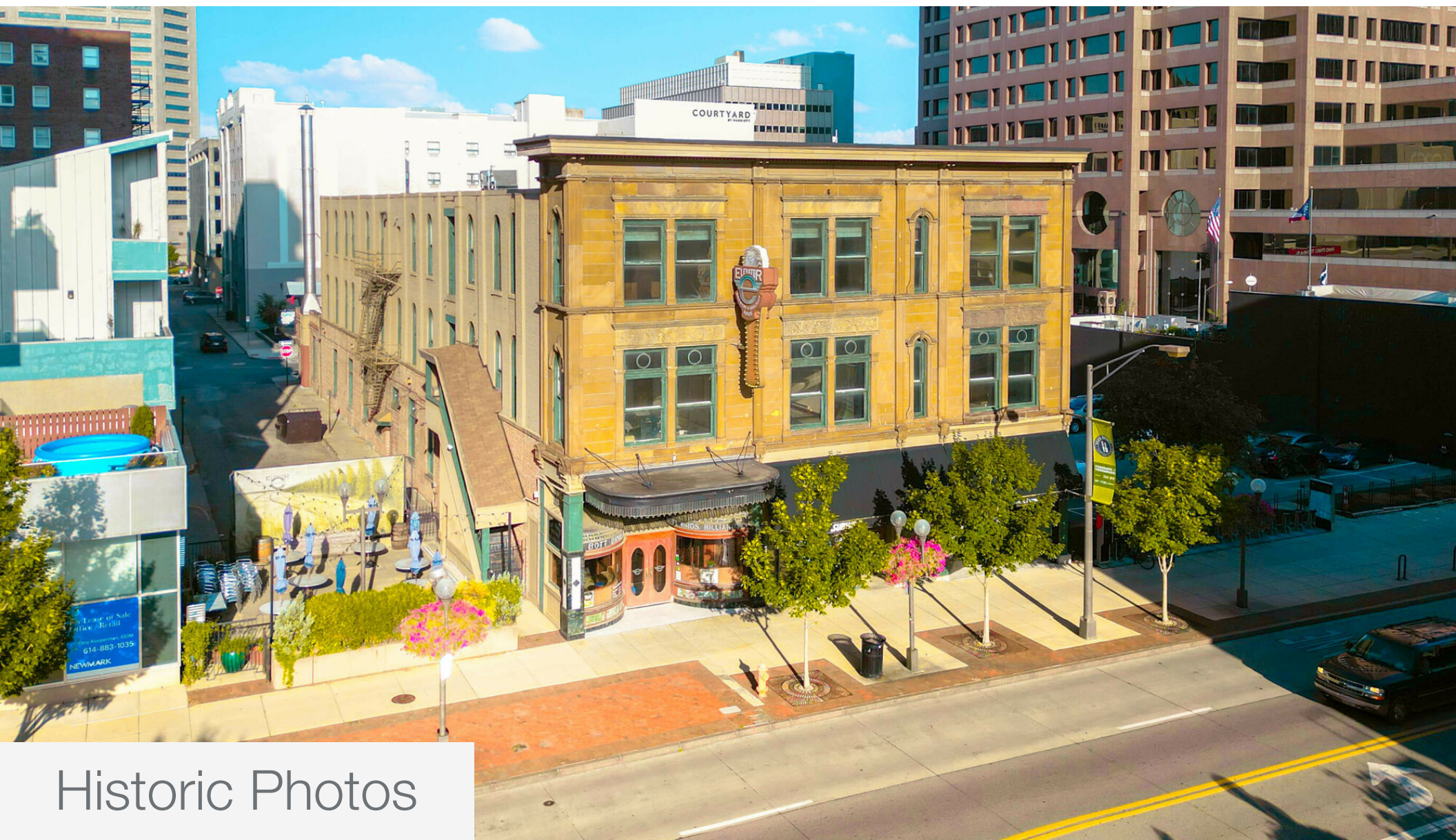
	0.5 Miles	1 Mile	3 Miles
Total Households	1,700	7,823	70,439
# of Persons per HH	1.3	1.4	2.0
Average HH Income	\$95,242	\$81,193	\$59,323
Average House Value	\$246,575	\$254,043	\$191,133

Traffic Counts

N High Street & Spring Street	17,000/day
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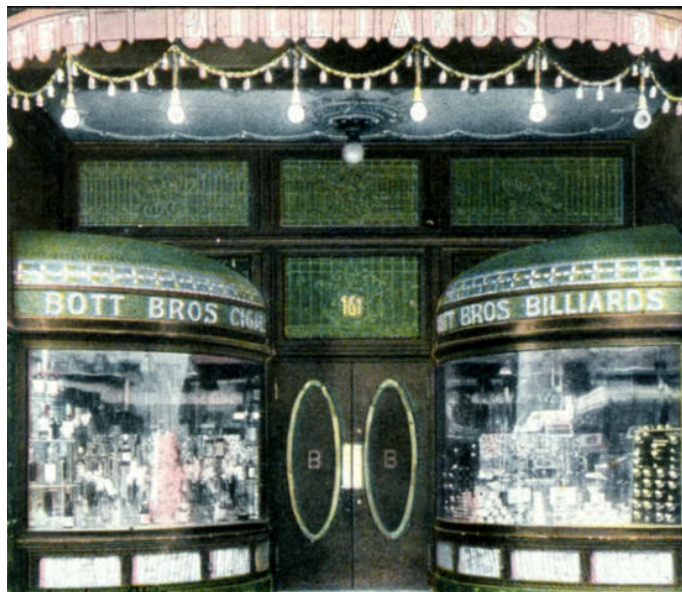
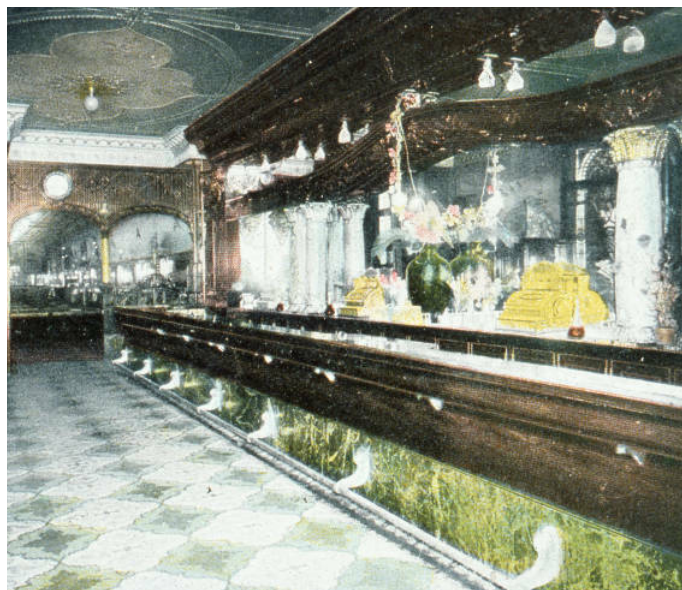
2020 American Community Survey (ACS)





Historic Photos

HISTORIC PHOTOS 15



NAI Ohio Equities

Confidential Offering Memorandum

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