Customer Full **Office-Mixed Use**



List Number: 226041738 **Status:** Active **List Price:** $590,000
Original List Price: $590,000 **VT:**

Parcel #: 060-000194 **Previous Use:** Office
Use Code: **Tax District:** 060 **Zoning:**

For Sale: Yes **For Lease:** No **Exchange:** No
Occupancy Rate: **Mortgage Balance:**

Gross Income: 0 **Assoc/Condo Fee:**
Total Op Expenses: 0
NOI: 0

Tax Abatement: No **Abatement End Date:** **Tax Incentive:**
Taxes (Yrly): 12,453 **Tax Year:** 2025 **Possession:** Closing
Assessment: **Addl Acceptance Cond:** None Known

General Information

Address: 7453 E Main Street **Unit/Suite #:** **Zip Code:** 43068
Between Street: Broad Alley & E. Main St. **City:** Reynoldsburg **Corp Limit:** Reynoldsburg
Complex: **County:** Franklin **Township:** Truro
Dist To Intersxn: **Mult Parcels/Sch Dis:** **Near Interchange:**

Building Information

Total Available Sqft: 3,584 **Minimum Sqft Avail:** 3,584 **Max Cont Sqft Avail:** 3,584
Building Sqft: 3,584 **Acreage:** 0.3 **Lot Size:**
# of Floors Above Gr: 1 **# of Elevators:** 0 **Parking Ratio:**
# of Docks: 0 **# Drive-In Doors:** 0 **Total Parking:**
Year Built: 1967 **Year Remodeled:** **Basement:**
Common Area Factor: **Ceiling Height Ft:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials

Lease Rate $/Sq Ft: 0 **Term Desired:**
Expenses Paid by L: **Will LL Remodel:**
T Reimburses L: Curr Yr Est $/SF TRL: 0 **Finish Allow/SQFT $:**
T Contracts Directly: **Pass Exp Over BaseYr:**
Curr Yr Est $/SF TRL: 0 **Exp Stop $:**
Curr Yr Est $/SF LL:

Features

Heat Fuel:
Heat Type:
Electric:
Services Available:
Building Type:
Construction:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided

Property Description

(See CR Full 2-Page Report for full text) Prime Commercial Investment & Owner-User Opportunity - 7453 E. Main Street, Reynoldsburg, Ohio. Excellent opportunity to acquire a versatile, three-unit office building in a convenient and established commercial location in Reynoldsburg, Ohio! This attractive all-brick property offers a unique combination of immediate rental income, functional office space, and long-term investment potential. Whether you are an investor seeking an income-producing property or an owner-user looking to establish your business while generating additional revenue, this property presents an exciting opportunity. The building features three separate office suites, with two currently leased, providing income

Sold Info

Sold Date: ***DOM: 4*** ***SP:***
Sold Non-MLS: No
Concssns: ***SlrAst:***
Concession Comments:
Sold Non-MLS: No

November 06, 2026 ***Prepared by: Andrew A Balalovski***

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Andrew A Balalovski on Friday, November 06, 2026 12:50 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Photos for MLS # 226041738 7453 E Main Street, Reynoldsburg, OH 43068 $590,000

Front of Structure



Single-story commercial building featuring a brick facade, shingled mansard-style roofline, asphalt parking lot, and multiple exterior access points

Front of Structure



Brick exterior facade featuring a mansard roofline, multiple individual building entries, and exterior lighting fixtures

Map



Tax Map, Parcel Survey. Indicating the parcel boundaries and site dimensions for the property

Garage



Detached two-car garage featuring masonry construction, dual paneled garage doors, vertical siding gable, and concrete approach

Undetermined



Exposed brick wall featuring a grid-pattern window and tile flooring

Entrance



Double-door entryway featuring a metal frame, full-length glass panels, horizontal push-bar hardware, and brick exterior accents

MLS # 226041738 7453 E Main Street, Reynoldsburg, OH 43068 $590,000

Hallway



Hallway featuring ceramic tile flooring, solid wood-finish door frames, and a glass-paneled entry door

Undetermined



Interior wood-finish door featuring a metallic mail slot, dual circular door knobs, and a numeric identifier

Undetermined



Solid wood door featuring a stained finish, polished brass-tone knob and deadbolt hardware, and an integrated numeral plaque

Office



Service counter featuring a laminate surface with wood-trim edging, neutral paint finish, and solid wood door

Office



Interior space featuring speckled composite countertop surfaces, textured carpeting, and a solid wood-finish door

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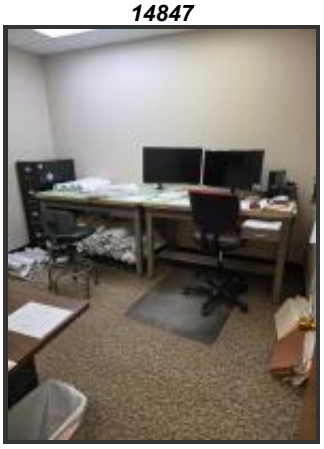


MLS # 226041738 ***7453 E Main Street, Reynoldsburg, OH 43068*** ***$590,000***

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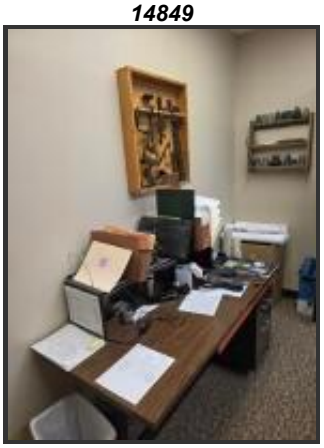
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MLS # 226041738 ***7453 E Main Street, Reynoldsburg, OH 43068*** ***$590,000***

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