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: 1*** ***SP:***
Sold Non-MLS: No
Concssns: ***SlrAst:***
Concession Comments:
Sold Non-MLS: No

November 03, 2026 ***Prepared by: Andrew A Balalovski***

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

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