



Open House: BOTH BUILDINGS will be open for inspection on Thursday, June 4, 2026, 11:00 AM-1:00 PM and day of auction 2 hours prior to auction time.
 Note: Buildings will be offered separately together and together, sold whichever way they bring the most. Buy one or both.

Terms On Real Estate: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be offered as a Multi Par auction and sold whichever way it brings the most.



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ABSOLUTE AUCTION

TUESDAY, JUNE 9, 2026, 12:30 PM
LIVE ONSITE AUCTION WITH ONLINE BIDDING



COMMERCIAL
REAL ESTATE



Attention Owner Occupants
And Investors
**TWO MODERN
COMMERCIAL BUILDINGS**
Dublin City Schools,
Columbus City, Franklin Co.

Auction #1 3530 Snouffer Rd.,
Columbus, OH 43235 (7 condo units);
Auction #2 3520 Snouffer Rd.,
Columbus, OH 43235 (6 condo units)

Property Features: Huge opportunity to own one or both modern commercial condo office buildings located in Columbus City just north of Dublin. Convenient access to I-270, Sawmill Rd., and Highway 33. Both 3520 and 3530 offer excellent office, medical, spa, etc. space. Both buildings offer varying square footage and are ready to move in. Ample parking surrounded by a park like setting.

Property zoned L-C-2 limited commercial district. Any zoning questions should be directed to the City of Columbus Zoning at 614.645.2208.



Scan for auction
details, including
directions.

*Absolute Auction.
All sells to the
highest bidders.*



Auction #1 3530 Snouffer Rd., Columbus OH 43235

Main floor of 3530 was formerly Ohio Birth Center and is move-in ready.

- Reception area
- Open and comfortable waiting room/living room area w/ gas fireplace
- 5 exam rooms and 3 birth w/ full shower baths
- 3 additional baths
- Kitchen area
- Staff workstations, office area, storage, and more
- Filter Captive Arie Unit Handler
- Approx. 6,475 sq. ft.
- This unit will have a large portion of furnishings transferring

Second floor is 5 condo units with two bathrooms and common kitchen area. All vacant. Most ready to be rented/leased or sold as condo unit.

- Unit 200: 1,087 sq. ft.
- Unit 201: 694 sq. ft.
- Unit 202: 694 sq. ft.
- Unit 203: 1,638 sq. ft.
- Unit 204: 820 sq. ft.

**3530 is entirely vacant and ready for user, leased, or each individual condo unit sold. Two stairwells and elevator. Currently divided into 7 condo units but could be divided into numerous configurations.





Auction #2 3520 Snouffer Rd., Columbus, OH 43235

Currently divided into 6 Condo units. One unit is currently rented. There are multiple configurations and options for users and renters. The main floor has common 2 bathrooms, kitchen area, and 3 private office bathrooms.

Square footage is as follows:

- Unit 100: 1,230 sq. ft. (leased)
- Unit 101: 2,440 sq. ft.
- Unit 105: 529 sq. ft.
- Unit 104: 970 sq. ft.

Second floor has 2 common bathrooms and kitchen area. Square footage is as follows:

- Unit 200: 439 sq. ft.
- Unit 201: 725 sq. ft.
- Unit 202: 561 sq. ft.
- Unit 203: 1,223 sq. ft.
- Unit 204: 940 sq. ft.
- Unit 205: 561 sq. ft.
- Unit 206: 657 sq. ft.

**3520 was built to accommodate an elevator. Most units ready to rent/lease with minor updates. Building is adaptable to numerous opportunities and units can be configured to fit renters/owners needs.

