



1829 EAST LONG STREET, COLUMBUS, OHIO 43203

FOR SALE: \$250,000



Property Features:

- Historic Franklin Park Medical Center with
- Distinctive Frank Lloyd -Wright inspired architecture
- Stone & Wood exterior completely redone
- New roof, gutters, and downspouts
- Inside has been gutted and ready for build-out
- Excellent signage with plenty of desirable parking
- Real estate taxes are currently \$0, but will be re-evaluated after the sale

BEST CORPORATE REAL ESTATE
CURT SLATER
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT. 11
FAX: 614-559-3390
EMAIL: CSLATER@BESTCORPORATEREALESTATE.COM

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

Buyer Requirements for the Purchase of 1829 E. Long Street, Columbus OH

- Sale of property contingent on COCIC Board of Directors approval. Buyer to provide a detailed Business plan and/or any Future plans along with Buyer's Resume; with the submittal of any Offer to Purchase.
- Seller will reserve a perpetual easement for erecting on the property a cast-metal sign or marker reciting the history of the property and its listing on the National Register of Historic Places and the Columbus Register of Historic Places and for maintaining, repairing and replacing the same. The style, content and location of such sign shall comply with the approval of the Columbus Historic Resources Commission.
- Seller is in the process of applying to have the property placed on the Columbus Register of Historic Places. At the request of Seller, Buyer agrees to join in and support the application for the listing of the property on the Register. The listing of the property on the Register gives the Columbus Historic Resources Commission jurisdiction over exterior alternations.
- This property is offered in an As-IS Where-Is condition. COCIC makes no representation and disclaims any liability for any fact or condition whether or not discoverable through Buyer's due diligence.
- COCIC will convey limited warranty deed.

1829 E Long St

1

Columbus, OH 43203 | Franklin County | East Market | Airport/I-670 Submarket

8,658 SF Class C Office - Medical Bldg with 8,658 SF

For Sale at \$250,000 (\$28.88 PSF)



- Historic Franklin Park Medical Center with - Distinctive Frank Lloyd-Wright inspired architecture - Stone & Wood exterior completely redone - New roof, gutters, and downspouts - Inside has been gutted and ready for build-out - Excellent signage with plenty of desirable parking - Real estate taxes are currently \$0, but will be re-evaluated after

Property Type **Medical Office**
Bldg Size **8,658 SF**
Status **Existing**
Year Built **1962**

Land Area **0.40 Ac.**
Zoning **ARO**
Sublease **No**
% Occupied **0%**

Building Class **C**
Stories **1**
Typical Floor **8,658 /SF**
Parking Spaces **31**
Parking Ratio **3.58 /1000 SF**
Tenancy **Multi-Tenant**

Available SF **8,658 SF**
Max Contig --
Min Divisible --
Rental Rate ---
Sale Price **\$250,000**
Price/SF **\$28.88 /SF**

Core Factor
Elevators **0**
Parcel # **010-045812; 010-045812-00**

Operating Exp/SF --
Taxes/SF --

Listing Company **Best Corporate Real Estate - Randy Best, CCIM (614) 559-3350x 12**



Full Photo Tour

1829 E Long Street, Columbus, OH 43203
This listing is Active Listed for \$250,000 MLS # 217024876

S3010001



S3010002



S3010005



S3010006



S3010008



S3010009



S3010010



S3010011

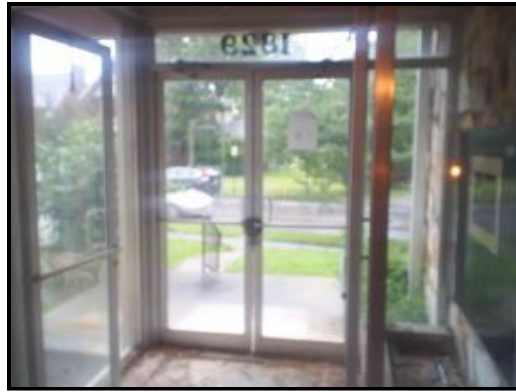


S3010012

S3010013



S3010014



S3010015



S3010016



S3010017



S3010018



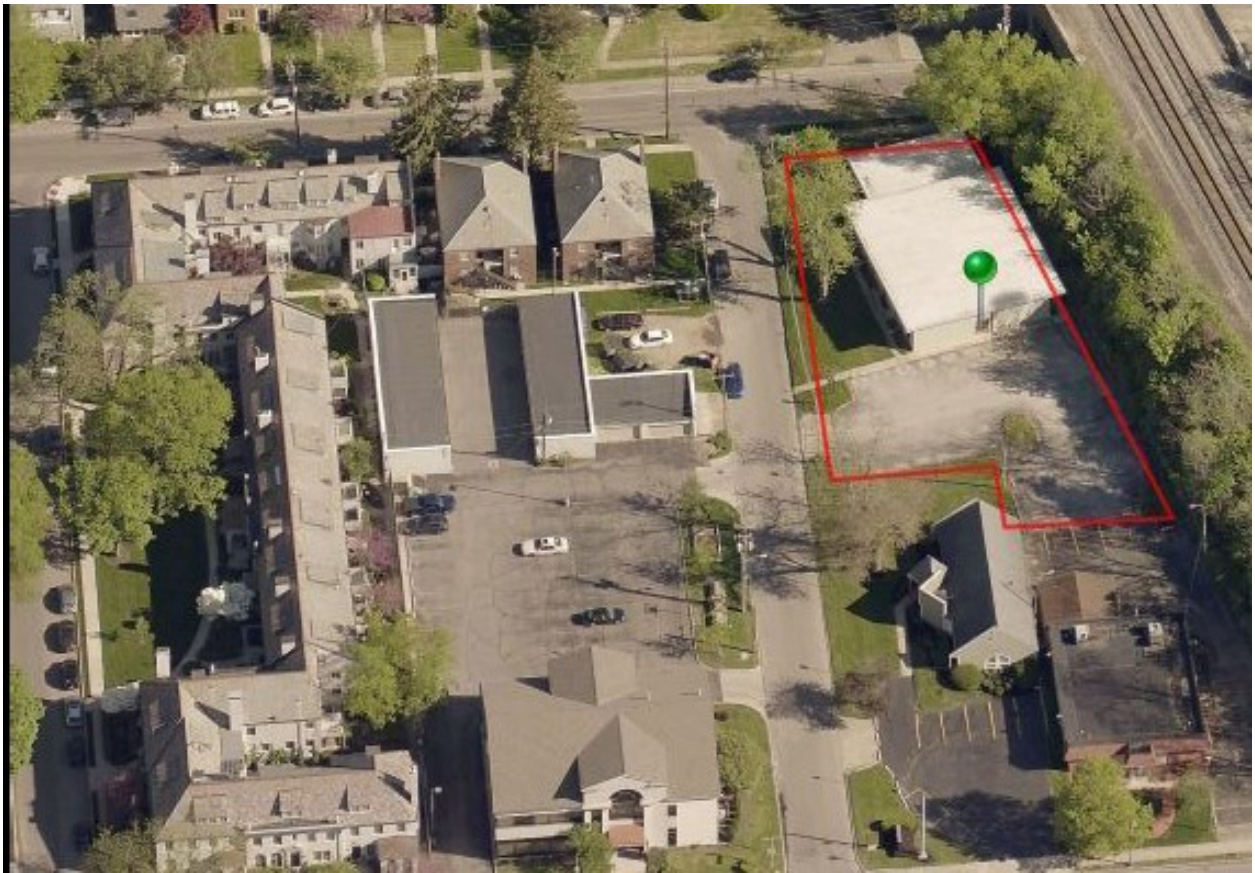
S3010019



1829 EAST LONG STREET, COLUMBUS, OHIO 43203

AERIAL PHOTO

Aerial Photo





December 5, 2016

Central Ohio Community Improvement Corporation
373 S. High St., 15th Fl.
Columbus, Ohio 43215

Dear Sir or Madame:

Congratulations on the recent listing of your property into the National Register of Historic Places!

The National Park Service, United States Department of the Interior listed the **Franklin Park Medical Center** at 1829 E. Long St., in Cleveland was listed November 4, 2016. The nomination was made in connection with a state plan to identify and document prehistoric and historic places in Ohio which qualify for National Register status under provisions of the National Historic Preservation Act of 1966 as amended.

The State Historic Preservation Office (SHPO) is available to advise you in maintaining the historic character of your property. As you know from previous mailings received from this office, there are no restrictions placed on your property following the National Register listing. However, the SHPO strongly encourages owners of historic properties to consider all options before completing work that could damage the structure or impair its historic integrity. Careful planning can facilitate the sensitive incorporation of contemporary alterations with the historic fabric. The SHPO provides free information on how to sensitively rehabilitate and repair historic properties, upon request.

Thank you for your interest in historic preservation and the National Register of Historic Places.

Sincerely,

A handwritten signature in cursive script that reads "Barbara A. Powers".

Barbara A. Powers
Deputy State Historic Preservation Officer for Inventory and Registration

BAP: tch

Copy: Rory Krupp, Form Preparer
Mayor Andrew Ginther, City of Columbus
Senator Charleta B. Tavares, District #15
Representative Kevin Boyce, District #25
Randy Black, Certified Local Government Contact
Mid-Ohio Regional Planning Commission
Erica Schneider, Ohio Department of Transportation

The Franklin Park Medical Center

Franklin Park Medical Center was built in 1962 at 1829 E. Long Street to serve a primarily African American clientele. At the time medical services were often still segregated and African American and minority doctors were almost never given "full staff" rights at Columbus-area hospitals. Recognizing the lack of specialized medical services for the city's African American population — and the lack of career advancement potential at area hospitals — five African American medical professionals joined together to open the Franklin Park Medical Center. The founding members were:

- Dr. Arthur L. Clark, Pediatrician
- Dr. Harold McDaniel, Dentist
- Dr. Richard Ruffin, Urologist
- Dr. Jaime Smith-e-Incas, Psychiatrist
- Dr. Walter Thomas, Obstetrician/Gynecologist

Inspired by the success of similar African American medical centers in Cleveland and Cincinnati, the five men began meeting to discuss a business plan, but quickly ran into racial barriers on two fronts. First, the group initially looked for property at Long Street and Champion Avenue, as well as, on East Broad Street but found that landowners were unwilling to sell to African Americans. The group persevered and eventually got in contact with Charles Bryant Jr. of CW Bryant Movers, a wealthy African American-owned company known for both building and physically moving buildings. CW Bryant Movers sold the group a plot of land at Monypenny and East Long Street for \$20,000. Though the site was not their first choice, its proximity to bus lines, ample space

for parking, and location within the heavily African American Near East Side community made it an excellent location. Financing was the second major barrier to their plan. While their white classmates from medical school had no trouble securing financing to build and supply equipment for their medical practices, the founders of Franklin Park Medical Center couldn't find a bank in all of Columbus and even Ohio to finance their business. They contacted John W.E. Bowen, a prominent Columbus attorney, who was able to secure financing through a Cincinnati-based Insurance company. They were finally ready to build.

The Columbus Call & Post newspaper heralded the building at its August opening for its state-of-the-art design and modern features. According to founding member Dr. McDaniel, local architect Harold Scofield designed the building, incorporating many design motifs of Frank Lloyd Wright



Above: Pictured (L. to R.): Drs. A. Clark; J. Smith-e-Incas; H. McDaniel; R. Ruffin; W. Thomas

including a low horizontal form, contrasting natural materials like stone and wood, and a flat overhanging roof. Inside the building featured a comfortable waiting room, a downstairs pharmacy and an internal phone system used by the doctors to place orders.

Since 1962 many generations of patients benefited from the Franklin Park Medical Center and many of the doctors were known for their charitable works. As the founders neared retirement they decided to donate the building to the Columbus Foundation in order to set up a scholarship fund for young medical students. In 1995 the building was sold to Charles Brown who later sold it to Adam Porter in 2005 who continued the rental as medical offices until 2008 when the last tenant moved to a new location. Sadly, by 2014 the building had become vacant and the current owner is in receivership. The Franklin Park Medical Center is an important physical reminder of the racial barriers faced by African American doctors and patients in the recent past, as well as the strength and perseverance it took that overcome such barriers. Without recognition this building's story may be lost like so many of Columbus's other African American landmarks.



Biographical information has been compiled the founding members of the Franklin Park Medical Center, but the authors would also like to acknowledge the other medical professionals who served in the building. These included: Dr. William Brunson, M.D, Internist, Waldo Tyler, Pharmacist, Dr. Alfred Jefferson, Obstetrician/Gynecologist, Dr. Allen Tucker, M.D., General Practitioner, Dr. Earl Walker, Dermatologist, Dr. Kenneth Woodruff, M.D., Pediatrician, and Dr. Jacquinto Beard, D.D.S. Anyone with biographical or historical information on the Center are encouraged to contact the African American Landmarks Initiative. The founders at the Grand Opening:

Dr. Arthur L. Clark, Pediatrician – Bio provided by his son, Lloyd Clark

Dr. Jaime Smith-e-Incas, Psychiatrist – Bio provided by his daughter, Bianca Allen

Dr. Harold McDaniel, Dentist – Bio provided by Dr. McDaniel

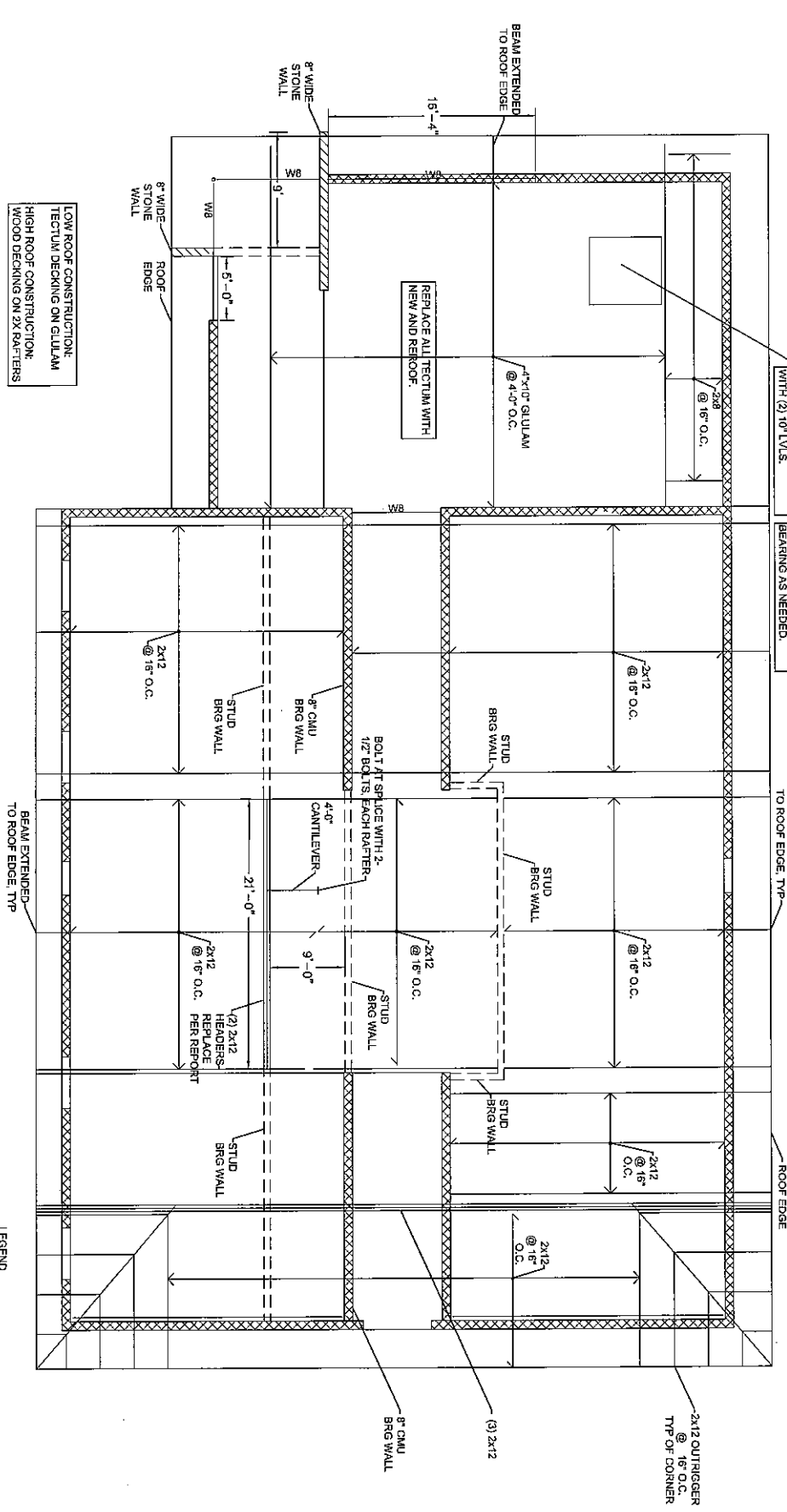
Above: The Franklin Park Medical Center was designed by Herald Scofield in the mid-century modern style. The building is endangered in 2014.

NOTE

1. STUD BEARING WALLS SHOWN ON PLAN SHALL NOT BE REMOVED WITHOUT THE APPROVAL. STUD WALLS NOT SHOWN ARE CONSIDERED NON-LOAD BEARING.

GLULAM REPAIR OPTION 1: SANDWICH EXIST. GLULAM WITH (2) 1" LVLS.

OPTION 1A: FOR AESTHETIC REASONS, REPLACE WITH 5 1/2"x12" GLULAM - NOTCH AT BEARING AS NEEDED.

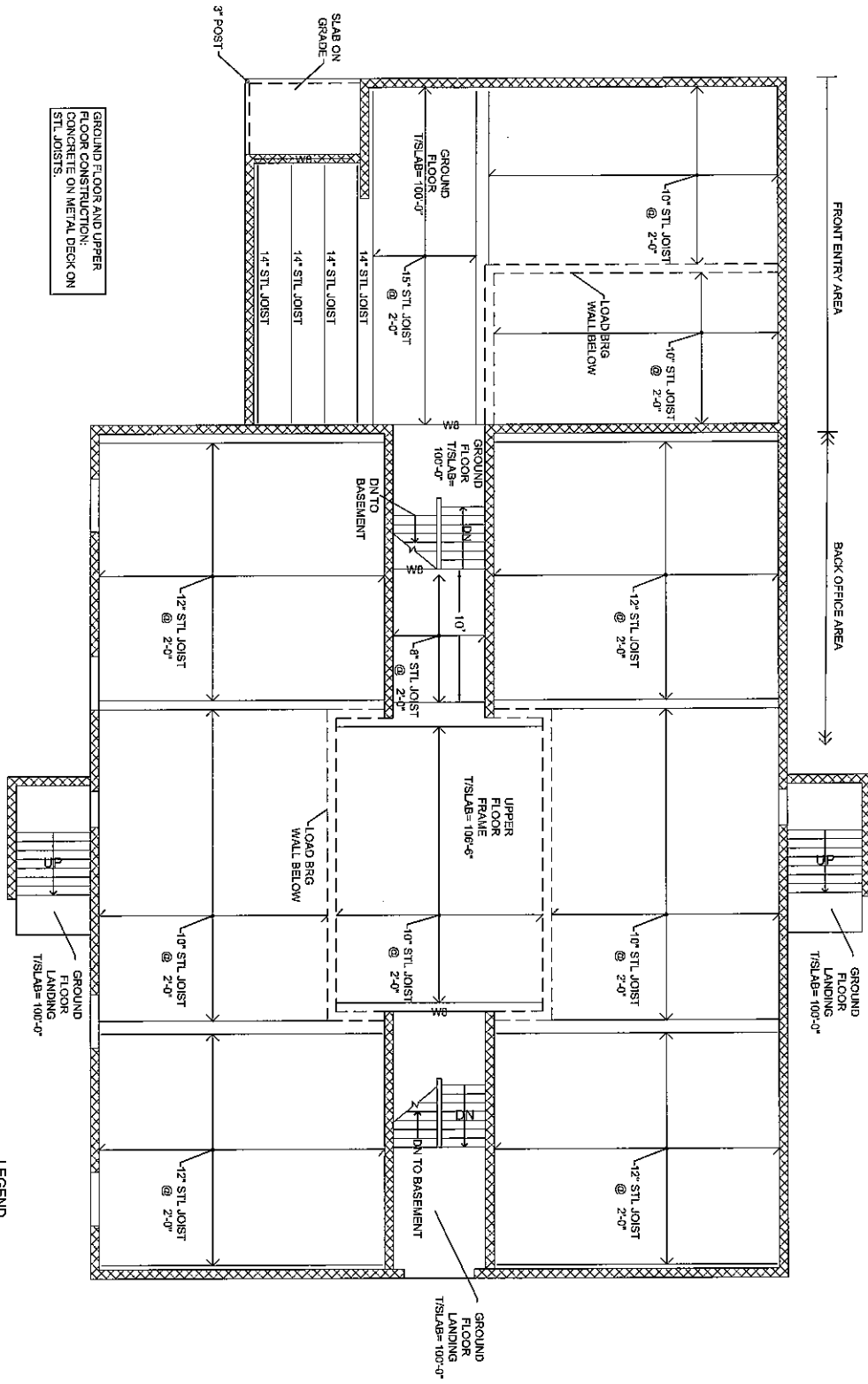


LOW ROOF CONSTRUCTION:
TEAKUM DECKING ON GLULAM
HIGH ROOF CONSTRUCTION:
WOOD DECKING ON 2X RAFTERS

ROOF PLAN
SCALE: 1/8"=1'-0"
NORTH

- LEGEND**
- 2x6 BEARING WALL
 - MASONRY WALL
 - STONE WALL
 - DIRECTION OF FRAMING ABOVE

GENERAL NOTES
 1. MASONRY WALLS ARE LOAD BEARING UNLESS NOTED OTHERWISE.

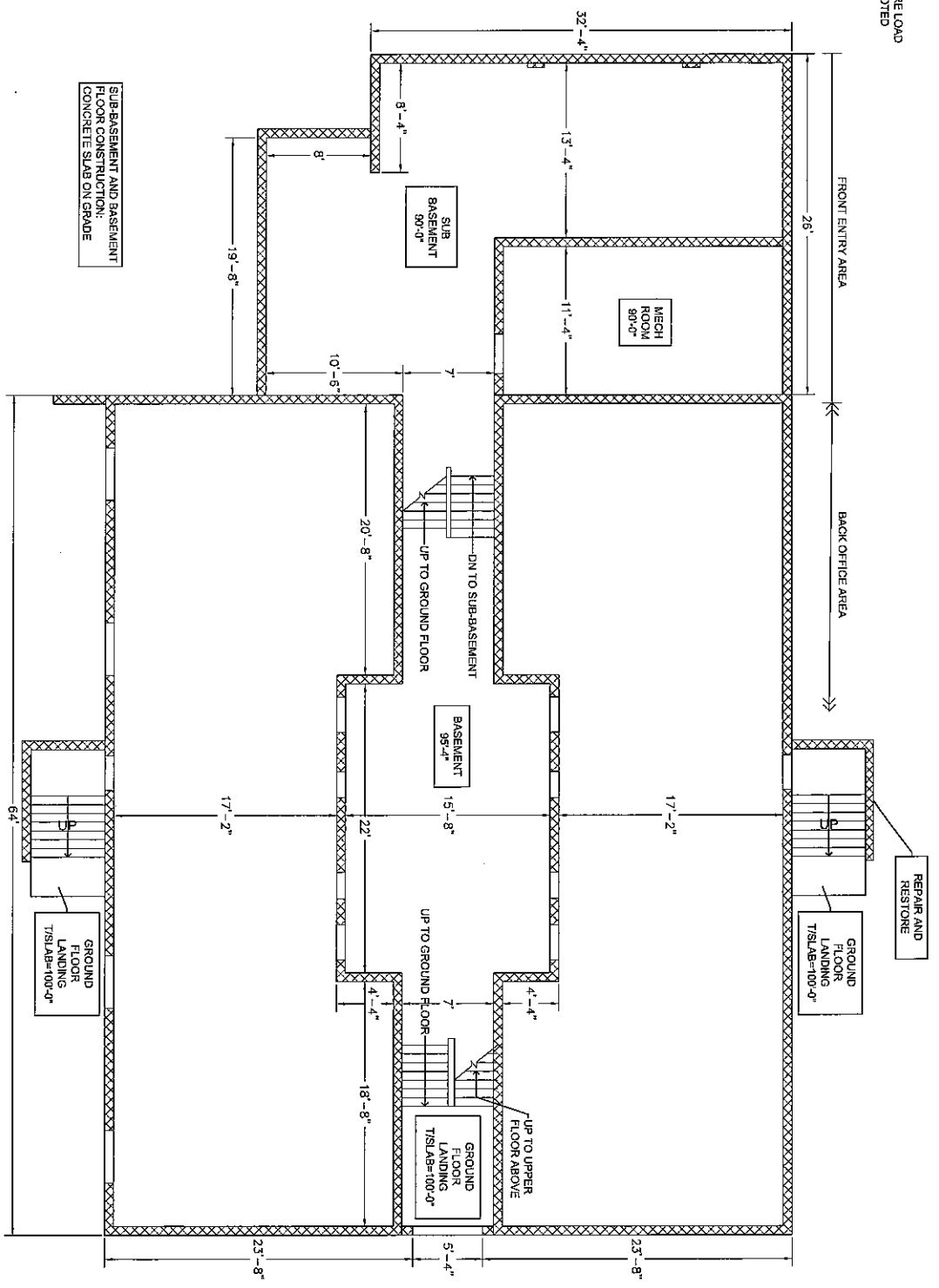


GROUND FLOOR / UPPER FLOOR PLAN
 SCALE: 1/8"=1'-0"
 NORTH

LEGEND
 [Cross-hatched pattern] - MASONRY WALL
 [Arrow] - DIRECTION OF FRAMING ABOVE

S-1.1	STRUCTURAL ENGINEERING ASSESSMENT 1829 E LONG ST	MILES MCCLELLAN CONSTRUCTION 2100 BUILDERS PLACE COLUMBUS, OHIO 43204	The Information Contained Herein Is Not Public. It Belongs To Kabil Associates, Inc. Who Has Provided It Solely For An Exclusively Identified Purpose. All Persons, Firms Or Corporations Who Receive Such Information Shall Be Deemed By Their Act Or Failure To Act To Have Agreed To Make No Duplication Or Other Disclosure Of Its Contents Or Any Or All Of Such Information Except Such Restated Use As Is Expressly Authorized In Writing By Kabil Associates, Inc.	Kabil Associates, Inc. Engineers Architects 1901 East Main Street Columbus, OH 43204 Phone: (614) 896-6737
	Drawn: J. H. ... Check: J. H. ... Date: 11/11/11 Project: 1829 E LONG ST	Sheet No. ... Client: ...		

GENERAL NOTES
 1. MASONRY WALLS ARE LOAD BEARING UNLESS NOTED OTHERWISE.



SUB-BASEMENT AND BASEMENT FLOOR CONSTRUCTION CONCRETE SLAB ON GRADE

BASEMENT/SUB-BASEMENT PLAN
 SCALE: 1/8"=1'-0"
 NORTH

LEGEND
 [Hatched Pattern] - MASONRY WALL

Sheet No. 6-10

DATE: 11/17/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]

Structural
 ENGINEERING ASSESSMENT
 1829 E LONG ST

Client
 MILES MCCLELLAN CONSTRUCTION
 2100 BUILDERS PLACE
 COLUMBUS, OHIO 43204

The Information Contained Herein is Not Public But Belongs to Kabil Associates, Inc. Who Has Permitted Its Release for Use. Kabil Associates, Inc. All Rights Reserved. Any Reproduction, Distribution, or Use of This Information Without the Written Consent of Kabil Associates, Inc. is Prohibited. The User Agrees to Hold Kabil Associates, Inc. Harmless from and against All Claims, Damages, Losses, and Expenses, Including Reasonable Attorneys' Fees, That May Be Incurred by Kabil Associates, Inc. as a Result of the Use of This Information.

Kabil Associates, Inc.
 3300 Shawnee Meadows Blvd., Columbus, OH 43224
 Phone: (614) 899-6200

Disclaimer And Confidentiality Agreement

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidential information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.