

Kaufman puts stalled Short North development site on the market

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Frustrated with repeated pushback from residents and area commission rejections, Kaufman Development is selling a Short North property where it planned to rehab two buildings and put up a grand tower.

The developer paid \$3.25 million for the 1.6 acres at 23 W. 2nd Ave. in April 2016, and proposed rehabilitating it as a mixed-use development. The plans were reworked again and again to appease neighbors who said the project would affect traffic, parking and utilities. After failing to gain backing from Victorian Village Commission, Kaufman walked away from the project in July.

The two buildings on the site total 17,853 square feet, with access from West 2nd and Price avenues. The property is zoned for commercial use and with no leases, it's being marketed for "immediate" construction.

"The possibilities for development in this highly attractive district are unparalleled and the high square footage of potential buildable improvements would provide new ownership with multiple prospective development opportunities, including office, hotel, senior living, multi-family, and/or a mix of uses," the website says.

The site doesn't include an immediate asking price.

Kaufman Development has wasted little time in shifting its focus. The developer now is working on a 12-story tower in Franklinton and a mixed-use expansion to its Gravity Project, which has already landed some approvals.

Matt Gregory and Peter Merkle of NAI Ohio Equities and Steven Vazquez, Erin Bagley and Daniel Donovan of NAI Global's New York office, are marketing the Short North site.

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