


Customer Full	Office-Office		
<p>3409 E. Main St.</p> 	<b>List Number:</b> 221004901	<b>Status:</b> Active	<b>List Price:</b> \$329,900
		<b>Original List Price:</b> \$199,000	<b>VT:</b>
	<b>Parcel #:</b> 010-088806	<b>Previous Use:</b>	
	<b>Use Code:</b>	<b>Tax District:</b> 010	<b>Zoning:</b>
	<b>For Sale:</b> Yes	<b>For Lease:</b> No	<b>Exchange:</b> Yes
	<b>Occupancy Rate:</b>	<b>Mortgage Balance:</b>	
	<b>Gross Income:</b> 0	<b>Assoc/Condo Fee:</b>	
	<b>Total Op Expenses:</b> 0		
	<b>NOI:</b> 0		
	<b>Tax Abatement:</b> No	<b>Abatement End Date:</b>	<b>Tax Incentive:</b>
<b>Taxes (Yrly):</b> 2,790	<b>Tax Year:</b> 2019	<b>Possession:</b>	
<b>Assessment:</b>	<b>Addl Acceptance Cond:</b> None Known		

**General Information**

<b>Address:</b> 3409 E Main Street	<b>Unit/Suite #:</b>	<b>Zip Code:</b> 43213
<b>Between Street:</b> Byron & Ruby	<b>City:</b> Columbus	<b>Corp Limit:</b> Columbus
<b>Complex:</b>	<b>County:</b> Franklin	<b>Township:</b> None
<b>Dist To Intersxn:</b>	<b>Mult Parcels/Sch Dis:</b>	<b>Near Interchange:</b>

**Building Information**

<b>Total Available Sqft:</b> 3,683	<b>Minimum Sqft Avail:</b> 3,683	<b>Max Cont Sqft Avail:</b> 3,683
<b>Building Sqft:</b> 3,683	<b>Acreage:</b> 0.12	<b>Lot Size:</b>
<b># of Floors Above Gr:</b> 2	<b># of Elevators:</b> 0	<b>Parking Ratio:</b>
<b># of Docks:</b> 0	<b># Drive-In Doors:</b> 0	<b>Total Parking:</b> 5
<b>Year Built:</b> 1915	<b>Year Remodeled:</b>	<b>Basement:</b> Yes
<b>Common Area Factor:</b>	<b>Ceiling Height Ft:</b>	

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

**Financials**

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

**Features**

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

**Property Description**

New windows, carpet, paint, dry wall and finishes! Mostly everything is new. Walk in to your new office. It comes complete with 2 conference rooms, reception area, waiting room, kitchen, 1 half bath, plus another ADA compliant restroom. Office sizes range and the property is great for small to medium sized users or anyone looking for more or less space. Signage is available and provides great exposure on E. Main St. Parking is in rear and on the side. Property has basement too. Be close to Bexley, Whitehall, freeways, etc. Agent owner and will do 1031 exchange.

**Sold Info**

<b>Sold Date:</b>	<b>DOM:</b> 1152	<b>SP:</b>
		<b>Sold Non-MLS:</b> No
	<b>Conccsns:</b>	<b>SlrAst:</b>
	<b>Concession Comments:</b>	

**Sold Non-MLS:** No

April 18, 2024

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. © 2024 MLS and FBS. Prepared by Andrew A Balalovski on Thursday, April 18, 2024 11:34 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**Photos for MLS # 221004901    3409 E Main Street, Columbus, OH 43213**

**\$329,900**

**1**



**2**

