Customer Full

Commercial-Multiple Use

List Number: 221019657

Status: Active **Listing Service:** Original List Price: \$459,900 List Price: \$459.900 List Price Sqft: \$109.5

Parcel #: 025-068004-01.000 Previous Use: Car Sales / Rental **Zoning:** Commercial

Use Code: Tax District: 025 For Sale: Yes

For Lease: No Exchange: Yes Mortgage Balance:

Gross Income: 0 Assoc/Condo Fee:

Total Op Expenses: 0 Addl Acc Cond: None Known

NOI: 0

Tax Abatement: No Taxes (Yrly): 5,141 Assessment:

Unit/Suite #:

City: Granville

County: Licking

Mult Parcels/Sch Dis:

Occupancy Rate: 0

Abatement End Date: Tax Year: 2020

Tax Incentive: Possession: Closina

Tax District: 025

General Information

Address: 6490 Columbus Road Between Street: Zackary Dr. & Ashcraft Dr.

Complex:

Dist To Interchange: **Building Information**

Total SqFt Available: 4,200 Bldg Sq Ft: 4,200

Floors AboveGround: 1 # of Docks: 0

Traffic CountPerDay:

Year Built:

Suite Number

1:

Minimum Sqft Avail: 4,200 Acreage: 2.04

Units: 1 # Drive-In Doors: 1

Year Remodeled:

Ceiling Height Ft: Date Avail

Near Interchange:

Max Cont Sqft Avail: 4,200 Lot Size:

Zip Code: 43023

Corp Limit: None

Township: Harrison

Parking Ratio/1000: Total Parking:

Bay Size:

Term Desired:

Exp Stop \$:

Will LL Remodel:

Finish Allow/SQFT \$:

Pass Exp Over BaseYr:

Suite # Sqft **Date Avail**

3: 4:

Financials Lease Rate \$/Sq Ft: 0

2:

Expenses Paid by L:

T Reimburses L: Curr Yr Est \$/SF TRL: 0

T Contracts Directly: Curr Yr Est \$/SF TRL: 0 Curr Yr Est \$/SF LL: Features

Heat Fuel: Sewer: Electric: **Heat Type:**

Electric: Misc Int & Ext Info:

Services Available: Construction: Sprinkler: Mult Use:

New Financing: MLS Primary PhotoSrc: Realtor Provided

Property Description Solid, brick block building on busy Columbus Rd. / E. Broad St. for sale with 2+ acres. Many up grades. Enjoy new HVAC. There is an open, recently paved, gated, horse shoe parking lot providing great frontage / signage for your business. Inside floor plan is very open with 1 office with half bath to the right and to the left is a small warehouse space with 1 office and an over head garage door. There are an additional 2 public half baths too. Property comes with a garage as well. Previously leased to wrestling coach. Great owner / users or investor opportunity. This building has many uses: bar / warehouse / commercial / car lot / restaurant / office / etc. See it and make it yours today before it is sold.

Sold Info

Sold Date: DOM: 4 SP:

Sold Non-MLS: No

SIrCns: SIrAst:

Sold Non-MLS: No

June 09, 2021 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. © 2021 MLS and FBS. Prepared by Andrew A Balalovski on Wednesday, June 09, 2021 4:10 PM. The information on this sheet has been made available by the MLS and may not be the listing of the



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20210606_090644



20210606_090933



20210606_091002



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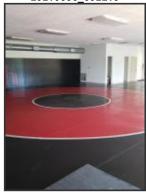
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