



Residential

1 Property

| | Price / Status / MLS # | Sub- Type | Zip Code | Subdiv/Cmplx/Comm | Beds | Baths | School District | Style | GarSpc | List Price | Sold Price | DOM | Corp Limit |
|---|---|-----------|----------|-------------------|------|-------|-----------------|-------|--------|------------|------------|-----|------------|
| 1 |  \$2,500 803 Wilson Avenue Columbus, OH 43206 Active / 224011111 | MU | 43206 | | | | | | 1 | 2,500 | | 1 | Columbus |

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 Saturday, April 13, 2024 5:33 PM.

| | | | | | | |
|--|------------------------|---------------------|------------------------------|--------------------------------|-------------------------|--|
|  | Customer Full | | | Commercial-Multiple Use | | |
| | List Number: 224011111 | | Status: Active | | List Price: \$2,500 | |
| | | | Listing Service: | | List Price Sqft: \$0.86 | |
| | | | Original List Price: \$2,500 | | VT: | |
| | Parcel #: 010-065948 | | | Previous Use: | | |
| | Use Code: | | Tax District: 010 | | Zoning: | |
| | For Sale: No | | For Lease: Yes | | Exchange: No | |
| | Occupancy Rate: | | | | Mortgage Balance: | |
| Gross Income: | | | Assoc/Condo Fee: | | | |
| Total Op Expenses: | | | Addl Acc Cond: None Known | | | |
| NOI: | | | | | | |
| Tax Abatement: No | | Abatement End Date: | | Tax Incentive: | | |
| Taxes (Yrly): 2,823 | | Tax Year: 2023 | | Possession: Leasing | | |
| Assessment: | | | | | | |

General Information

| | | | | | | | |
|--|--|-----------------------|--|----------------------|--|-------------------|--|
| Address: 803 Wilson Avenue | | Unit/Suite #: | | Zip Code: 43206 | | Tax District: 010 | |
| Between Street: E. Livingston & Denton | | City: Columbus | | Corp Limit: Columbus | | | |
| Complex: | | County: Franklin | | Township: None | | | |
| Dist To Interchange: | | Mult Parcels/Sch Dis: | | Near Interchange: | | | |

Building Information

| | | | | | |
|-----------------------------|--|---------------------------|--|----------------------------|--|
| Total SqFt Available: 2,900 | | Minimum Sqft Avail: 2,900 | | Max Cont Sqft Avail: 2,900 | |
| Bldg Sq Ft: 2,900 | | Acreage: 0.13 | | Lot Size: 70 81 | |
| # Floors AboveGround: 1 | | # Units: | | Parking Ratio/1000: | |
| # of Docks: 0 | | # Drive-In Doors: 0 | | Total Parking: | |
| Year Built: 1940 | | Year Remodeled: | | Bay Size: | |
| Traffic CountPerDay: | | Ceiling Height Ft: | | | |

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

Financials

| | | | |
|--|--|-----------------------|--|
| Lease Rate \$/Sq Ft: 10 | | Term Desired: | |
| Expenses Paid by L: | | Will LL Remodel: | |
| T Reimburses L: Curr Yr Est \$/SF TRL: 0 | | Finish Allow/SQFT \$: | |
| T Contracts Directly: | | Pass Exp Over BaseYr: | |
| Curr Yr Est \$/SF TRL: 0 | | Exp Stop \$: | |
| Curr Yr Est \$/SF LL: | | | |

Features

| | |
|---------------------|--|
| Heat Fuel: | Sewer: |
| Heat Type: | Electric: |
| Electric: | Misc Int & Ext Info: |
| Services Available: | |
| Construction: | |
| Sprinkler: | |
| Mult Use: | |
| New Financing: | MLS Primary PhotoSrc: Realtor Provided |

Property Description

Great property perfect for neighborhood grocery store, warehouse, community center, etc. It was previously used as a retail store and is for lease at \$2,500 / mo. with upward potential. Ownership has back management office, supply room, kitchen, 2 restrooms and storage. Enjoy easy access to 104, 270 and 70. There is on and off street parking. Property is a blank slate and can use your vision. If you want to change the concept to another use, owners are open to that too. Call for more information and to schedule your showing today!

Sold Info

| | | |
|------------|----------------------|------------------|
| Sold Date: | DOM: 1 | SP: |
| | | Sold Non-MLS: No |
| | Conccsns: | SlrAst: |
| | Concession Comments: | |

Sold Non-MLS: No

April 13, 2024

Prepared by: Andrew A Balalovski

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Photos for MLS # 224011111 803 Wilson Avenue, Columbus, OH 43206

\$2,500

Untitled



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PXL_20240413_151158224



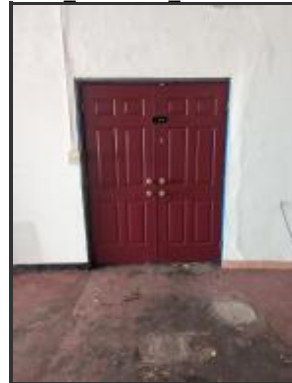
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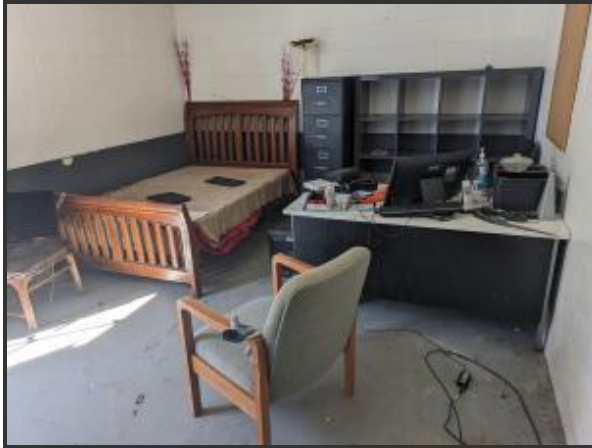
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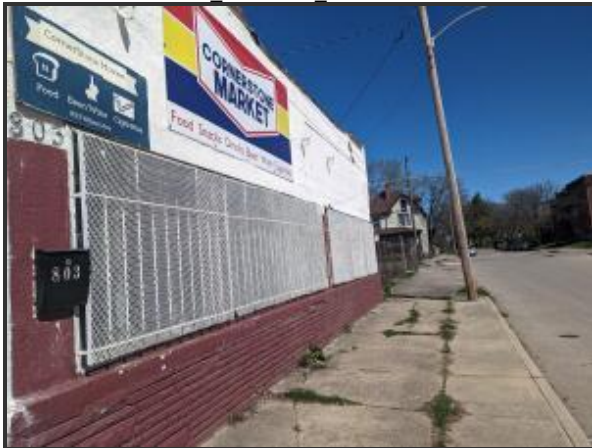
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\$2,500

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