

**Customer Full** **Commercial-Automotive**



**List Number:** 221046023 **Status:** Active **List Price:** \$5,999  
**Listing Service:** **Original List Price:** \$3,500 **List Price Sqft:** \$1.2  
**VT:**  
**Parcel #:** 063-141948-00.000 **Previous Use:** Retail  
**Use Code:** **Tax District:** 063 **Zoning:** GB  
**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):** 4,169.84 **Tax Year:** 2020 **Possession:** Leasing  
**Assessment:**

**General Information**

**Address:** 14247 E Broad Street **Unit/Suite #:** **Zip Code:** 43068 **Tax District:** 063  
**Between Street:** Summit Station & Taylor **City:** Reynoldsburg **Corp Limit:** Pataskala  
**Complex:** **County:** Licking **Township:** None  
**Dist To Interchange:** **Mult Parcels/Sch Dis:** Yes **Near Interchange:**

**Building Information**

**Total SqFt Available:** 5,000 **Minimum Sqft Avail:** 5,000 **Max Cont Sqft Avail:** 5,000  
**Bldg Sq Ft:** 5,500 **Acreage:** 2 **Lot Size:**  
**# Floors AboveGround:** 2 **# Units:** **Parking Ratio/1000:**  
**# of Docks:** 0 **# Drive-In Doors:** 7 **Total Parking:** 50  
**Year Built:** **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:** 14.39 **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, 1st floor, car lot location for lease with garage space! Office comes fully furnished. Great signage on busy E. Broad St. Lot could fit 50 plus cars. Space boasts one large office, a small kitchen, a smaller office and little waiting area / additional office. Rent is affordable. Back garage provides space for vehicles. There is one large garage with a lift, a smaller garage, a paint booth and a small office in the garage. An air compressor is also available. Property is fenced. Property can also be offered for re-development & land lease (pricing is separate). Be close to Intel, many retail and warehouse developments.

**Sold Info**

**Sold Date:** **DOM:** 855 **SP:**  
**Concassns:** **Sold Non-MLS:** No  
**Concession Comments:** **SlrAst:**

**Sold Non-MLS:** No

**March 29, 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 Friday, March 29, 2024 1:11 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.*

Photos for MLS # 221046023 14247 E Broad Street, Reynoldsburg, OH 43068

\$5,999

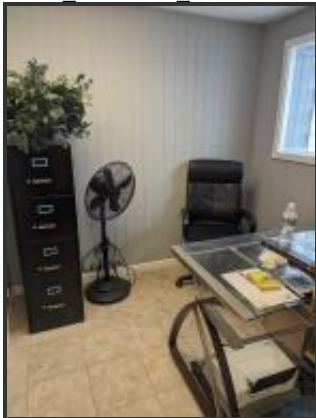
Pic 3



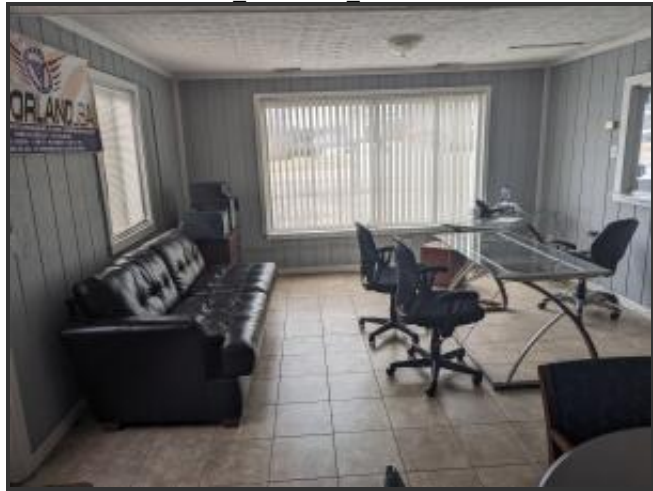
PXL\_20240228\_203146399



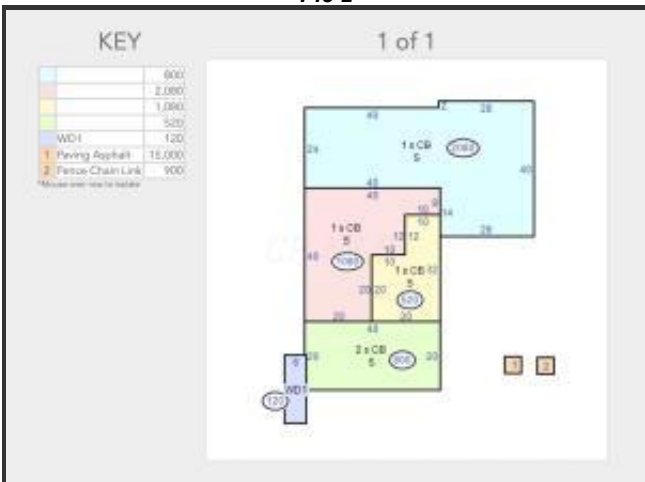
PXL\_20240228\_203006803



PXL\_20240228\_202911292



Pic 2



Untitled

