

Customer Full**Commercial-Automotive****List Number:** 221046023**Status:** Active**List Price:** \$3,200**Listing Service:****List Price Sqft:** \$2.91**Original List Price:** \$3,500**VT:****Parcel #:** 063-141948-00.000**Use Code:****Tax District:** 063**Previous Use:****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):** 1,192**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:****Near Interchange:****Building Information****Total SqFt Available:** 1,100**Minimum Sqft Avail:** 1,100**Max Cont Sqft Avail:** 1,100**Bldg Sq Ft:** 5,500**Acreage:** 2**Lot Size:****# Floors AboveGround:** 2**# Units:****Parking Ratio/1000:****# of Docks:** 0**# Drive-In Doors:** 0**Total Parking:** 20**Year Built:****Year Remodeled:****Bay Size:****Traffic CountPerDay:****Ceiling Height Ft:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1: 1	1,100	11/26/2021	3:		
2:			4:		

Financials**Lease Rate \$/Sq Ft:** 3,500**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:****Term Desired:****Will LL Remodel:****Finish Allow/SQFT \$:****Pass Exp Over BaseYr:****Exp Stop \$:****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**

Perfect location for business needing exposure with little office space like a car lot! Previous use was car lot! Space is located on first floor with easy access to 270, 70 E. & W. & 161 within a 10 minute drive, great traffic count and other benefits, like excellent frontage and general business zoning. Tenants in the area include Bibi-Bop, Tire Discounters, O'Reily's, Dollar General, Krispy Kreme and more. Space is remodeled. Options available to lease whole building, part of it or do a complete land lease and demolish existing building. Property is great for established landscaper / auto / warehouse / wholesale / c-store or other business in a prime location. Many new neighborhoods are being built by the the property. Why aren't you here?

Sold Info**Sold Date:****DOM:** 140**SP:****Sold Non-MLS:** No**SlrCns:****SlrAst:****Concession Comments:****Sold Non-MLS:** No

April 14, 2022

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. © 2022 [MLS](#) and [FBS](#). Prepared by Andrew A Balalovski on Thursday, April 14, 2022 3:33 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

20211124_141938



20211124_141917



20211124_141928



20211124_141923



20211124_141955

