

Customer Full**Office-Office**

List Number: 222030570	Status: Active	List Price: \$325,000
	Original List Price: \$325,000	VT:
Parcel #: 060-002620		Previous Use: Insurance Agency
Use Code: 470 - DWELLING CONVERTED TO OFFICE	Tax District: 060	Zoning:
For Sale: Yes	For Lease: No	Exchange: No
Occupancy Rate:		Mortgage Balance:
Gross Income: 0		Assoc/Condo Fee:
Total Op Expenses: 0		
NOI: 0		
Tax Abatement: No	Abatement End Date:	Tax Incentive:
Taxes (Yrly): 3,893	Tax Year: 2021	Possession: Closing
Assessment:	Addl Acceptance Cond: None Known	

General Information

Address: 1654 Brice Road	Unit/Suite #:	Zip Code: 43068
Between Street: Main & Livingston	City: Reynoldsburg	Corp Limit: Reynoldsburg
Complex:	County: Franklin	Township: Truro
Dist To Intersxn:	Mult Parcels/Sch Dis:	Near Interchange:

Building Information

Total Available Sqft: 1,728	Minimum Sqft Avail: 1,728	Max Cont Sqft Avail: 1,728
Building Sqft: 1,728	Acreage: 0.24	Lot Size:
# of Floors Above Gr: 1	# of Elevators: 0	Parking Ratio:
# of Docks: 0	# Drive-In Doors: 0	Total Parking:
Year Built: 1957	Year Remodeled:	Basement: No
Common Area Factor:	Ceiling Height Ft:	

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

Financials

Lease Rate \$/Sq Ft: 0	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:
Heat Type:
Electric:
Services Available:
Building Type:
Construction:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided

Property Description

Great, classy, all brick office with abundant parking for sale. Perfect for new user like insurance company, title agency, attorney, etc. All uses considered. Inside, enjoy nice reception area, open bull pin area, storage rooms, 1 conference room and multiple offices. Too much space? Occupy the space you need and rent the rest out. There are many options here. The condition of the property is good. Furniture can stay or be sold separately. Come see this office today!

Sold Info

Sold Date:	DOM: 4	SP:
	SrCns:	Sold Non-MLS: No
	Concession Comments:	SrAst:

Sold Non-MLS: No

August 15, 2022

Prepared by: Andrew A Balalovski

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1654 Brice Rd.



1

Parcel Map



2



3



4



5



HEY (11)

6



HEY (12)



HEY (13)



HEY (14)



HEY (16)



HEY (17)



HEY (18)



HEY (19)



HEY (20)



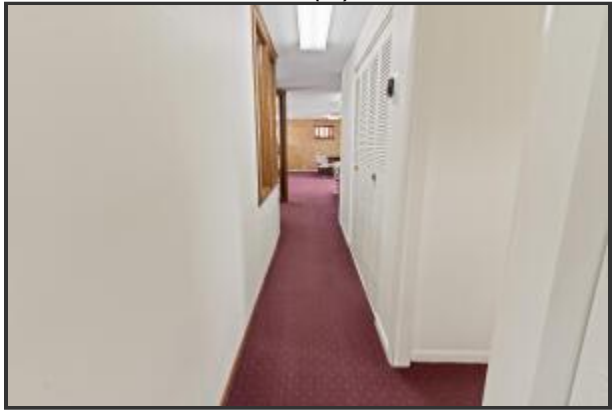
HEY (21)



HEY (22)



HEY (23)



HEY (24)



HEY (25)



HEY (26)



HEY (27)



HEY (28)



HEY (29)



HEY (30)



HEY (31)



HEY (32)



HEY (33)



HEY (34)



HEY (37)



HEY(44)



HEY(45)



HEY(46)

