

**Customer Full****Commercial-Multiple Use****List Number:** 219042293
**Status:** Active  
**Listing Service:**  
**Original List Price:** \$1,100

**List Price:** \$1,100  
**Showing Start Date:** 11/09/2019  
**List Price Sqft:** \$0.67  
**VT:**
**Parcel #:** 090-000145**Previous Use:** Hair Salon**Use Code:** 470 - DWELLING CONVERTED TO OFFICE**Tax District:** 090**Zoning:****For Sale:** No  
**Occupancy Rate:** 0**For Lease:** Yes**Exchange:** No  
**Mortgage Balance:****Gross Income:**  
**Total Op Expenses:**  
**NOI:****Assoc/Condo Fee:**  
**Addl Acc Cond:** None Known**Tax Abatement:** No  
Taxes (Yrly): 1,904**Abatement End Date:**  
Tax Year: 2019**Tax Incentive:**  
**Possession:** Leasing**Assessment:****General Information**
**Address:** 195 S Hamilton Road  
**Between Street:** E. Main St. & E. Broad St.  
**Complex:**  
**Dist To Interchange:**  
**Building Information**
**Unit/Suite #:**  
**City:** Whitehall  
**County:** Franklin  
**Mult Parcels/Sch Dis:** No

**Zip Code:** 43213  
**Corp Limit:** Whitehall  
**Township:** None  
**Near Interchange:**
**Tax District:** 090
**Total SqFt Available:** 1,640  
**Bldg Sq Ft:** 1,640  
**# Floors AboveGround:** 1  
**# of Docks:** 0  
**Year Built:**  
**Traffic CountPerDay:**
**Minimum Sqft Avail:** 1,640  
**Acreage:** 0.14  
**# Units:**  
**# Drive-In Doors:** 0  
**Year Remodeled:**  
**Ceiling Height Ft:**
**Max Cont Sqft Avail:** 1,640  
**Lot Size:**  
**Parking Ratio/1000:**  
**Total Parking:** 5  
**Bay Size:**

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

**Financials**
**Lease Rate \$/Sq Ft:** 8.05  
**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:**  
**Heat Type:** Electric:  
**Electric:** Misc Int & Ext Info:

**Services Available:**  
**Construction:**  
**Sprinkler:**  
**Mult Use:**
**New Financing:** MLS Primary PhotoSrc: Realtor Provided**Property Description**

Hair salon needs new tenant. Booths, sinks and chairs in place. Newer finishes ready for new tenant. Rent is low at \$1,100 / mo. Property has 2 front parking spaces and rear parking. Not into cutting hair? Bring your use... owner will consider any legal use of the property! That means: title company, real estate office, lawyer, hair salon, flower shop, contractor office, yoga studio, tattoo parlor, independent grocery store, staffing office, photography studio, etc. - you are welcome to view the space and make an offer. There is one large room and a storage room off to the side. enjoy S. Hamilton Rd. signage! Don't miss this opportunity.

**Sold Info**
**Sold Date:** **DOM:** 5 **SP:**  
**Sold Non-MLS:** No  
**SrCns:** **SrAst:**
**Sold Non-MLS:** No**November 11, 2019****Prepared by:** Andrew A Balalovski

Information is deemed to be reliable, but is not guaranteed. © 2019 MLS and FBS. Prepared by Andrew A Balalovski on Monday, November 11, 2019 9:27 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

20191107\_164851



20191107\_164912



20191107\_164934



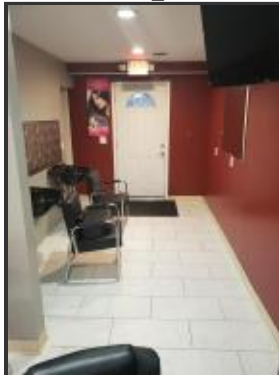
20191107\_164953



20191107\_165002



20191107\_165019



20191107\_165040



20191107\_165140



20191107\_171415



20191107\_171430

