

Customer Full	Office-Office
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List Number: 218027590	Status: Active	List Price: \$517,400
	Original List Price: \$517,400	Showing Start Date: 07/25/2018 VT:
Parcel #: 81-68-01-12-000	Use Code: 447 - OFFICE BLDG 1 AND 2 STORY	Tax District: 80
For Sale: Yes	For Lease: No	Exchange: No
Occupancy Rate: 100		Mortgage Balance:
Gross Income: 38,804.28		Assoc/Condo Fee:
Total Op Expenses: 0		
NOI: 38,804.28		
Tax Abatement: No	Abatement End Date:	Tax Incentive:
Taxes (Yrly): 5,824	Tax Year: 2017	Possession: Closing
Assessment:	Addl Acceptance Cond: None Known	

General Information

Address: 223 Main Street	Unit/Suite #:	Zip Code: 43701
Between Street: N. 3rd & N. 2nd	City: Zanesville	Corp Limit: Zanesville
Complex:	County: Muskingum	Township: None
Dist To Intersxn:	Mult Parcels/Sch Dis:	Near Interchange:

Building Information

Total Available Sqft: 3,782	Minimum Sqft Avail: 3,782	Max Cont Sqft Avail: 3,782
Building Sqft: 3,782	Acreage: 0.19	Lot Size: 48 97
# of Floors Above Gr: 2	# of Elevators: 0	Parking Ratio:
# of Docks: 0	# Drive-In Doors: 0	Total Parking: 20
Year Built: 2004	Year Remodeled:	Basement:
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

Solid, brick, 2 story office, investment opportunity opportunity in the heart of downtown Zanesville with 18 parking spaces! 1st floor has 6 offices, a storage room., a multi-purpose room for supplies, a bull pin area with several desks, a handicap restroom and reception / waiting area. The 2nd story offers a conference room, break room, a wheel chair lift a men / women bathroom and 3 offices. The property is fully leased to OEA who pays \$3,233.69 / mo. Investor / buyer will receive a 7.5% CAP rate. The tenant is long term and loves the location. The building is newer and was built in 2004. Make offer and collect rent from a credit tenant.

Sold Info

Sold Date:	DOM: 55	SP:
	SirCns:	Sold Non-MLS: No
		SirAst:

Sold Non-MLS: No
September 12, 2018

Prepared by: Andrew A Balalovski

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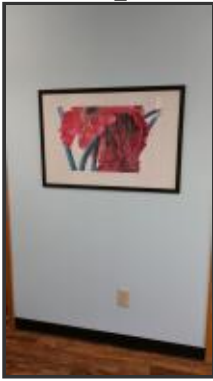
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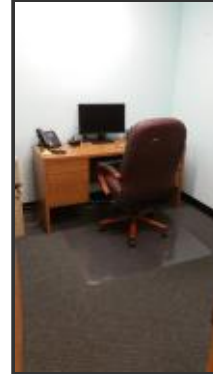
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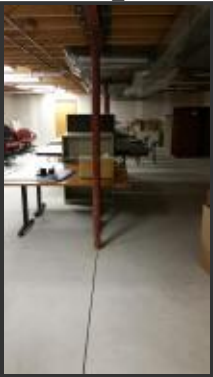
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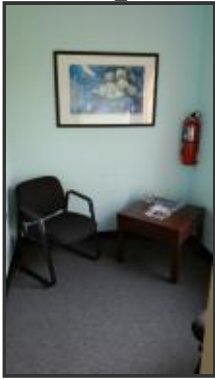
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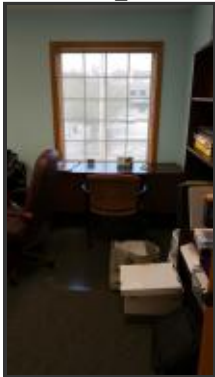
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