

## Customer Full

## Commercial-Multiple Use



List Number: 222032593

Status: Active

List Price: \$185,000

Listing Service:

List Price Sqft: \$85.41

Original List Price: \$185,000

VT:

Parcel #: 010-034642

Use Code: 419 - OTHER COMMERCIAL HOUSING

Tax District: 010

Previous Use:

For Sale: Yes

For Lease: No

Exchange: Yes

Zoning:

Occupancy Rate:

Mortgage Balance:

Gross Income: 0

Assoc/Condo Fee:

Total Op Expenses: 0

Addl Acc Cond: None Known

NOI: 0

Tax Abatement: No

Abatement End Date:

Tax Incentive:

Taxes (Yrly): 1,790

Tax Year: 2021

Possession: Closing

Assessment:

## General Information

Address: 2528 W Broad Street

Unit/Suite #:

Zip Code: 43204

Tax District: 010

Between Street: Terrace &amp; Richardson

City: Columbus

Corp Limit: Columbus

Complex:

County: Franklin

Township: None

Dist To Interchange:

Mult Parcels/Sch Dis: No

Near Interchange:

## Building Information

Total SqFt Available: 2,166

Minimum Sqft Avail: 2,166

Max Cont Sqft Avail: 2,166

Bldg Sq Ft: 2,166

Acreage: 0.11

Lot Size:

# Floors AboveGround: 2

# Units: 2

Parking Ratio/1000:

# of Docks: 0

# Drive-In Doors: 0

Total Parking:

Year Built: 1900

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: 0

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 &amp; Ext Info:

Services Available:

Construction:

Sprinkler:

Mult Use:

New Financing:

MLS Primary PhotoSrc: Realtor Provided

## Property Description

Buy separate or together with additional properties (MLS 222032588). This is a nice property with updated electric and roof. First floor could be commercial / residential and has a waiting room and open floor plan. There are separate entrances to each unit. Updates have been made and property is under renovation. Once renovating is complete price increases. Rooms are large. There is a kitchen. Many great uses and a lot of potential here for owner occupant or investor. Be close to local amenities. Curb offers only. Agent owner and doing 1031 exchange.

## Sold Info

Sold Date:

DOM: 1

SP:

Sold Non-MLS: No

SirCns:

SirAst:

Concession Comments:

Sold Non-MLS: No

August 29, 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 Monday, August 29, 2022 1:07 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.