

Customer Full Commercial-Multiple Use



List Number: 222032593 **Status:** Active **List Price:** \$160,000
Listing Service: **List Price Sqft:** \$73.87
Original List Price: \$185,000 **VT:**

Parcel #: 010-034642 **Previous Use:**

Use Code: 419 - OTHER COMMERCIAL **Tax District:** 010 **Zoning:**

For Sale: Yes **For Lease:** No **Exchange:** Yes
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 & 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 **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: **Sewer:**
Heat Type: **Electric:**
Electric: **Misc Int & 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 222032593 & 222032593). 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:** 478 **SP:**
Conccsns: **Sold Non-MLS:** No
Concession Comments: **SrAst:**

Sold Non-MLS: No

February 06, 2024 **Prepared by:** Andrew A Balalovski

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Photos for MLS # 222032593 2528 W Broad Street, Columbus, OH 43204

\$160,000

1

