

Customer Full**Commercial-Automotive**

List Number: 223022511

 Status: Active
 Listing Service:
 Original List Price: \$475,000

 List Price: \$489,000
 List Price Sqft: \$186.07
 VT:

Parcel #: 600-157956

Use Code: 452 - AUTO SERVICE STATION

Tax District: 600

 Previous Use: Auto
 Zoning:

For Sale: Yes

For Lease: No

Exchange: No

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): 4,386

Tax Year: 2022

Possession: closing

Assessment:

General Information

Address: 2609 E Dublin Granville Road

Between Street: Cleveland Ave. & 270

Complex:

Dist To Interchange:

Building Information

Total SqFt Available: 2,628

Bldg Sq Ft: 2,628

Floors AboveGround: 1

of Docks: 0

Year Built: 1989

Traffic CountPerDay:

Unit/Suite #:

City: Columbus

County: Franklin

Mult Parcels/Sch Dis:

Zip Code: 43231

Corp Limit: Columbus

Township: None

Near Interchange:

Tax District: 600

| 1: | Suite Number | SqFt | Date Avail | 3: | Suite # | Sqft | Date Avail |
|----|--------------|------|------------|----|---------|------|------------|
| 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:

Heat Type:

Electric:

Services Available:

Construction:

Sprinkler:

Mult Use:

New Financing:

Sewer:

Electric:

Misc Int & Ext Info:

MLS Primary PhotoSrc: Realtor Provided

Property Description

Prime location in front of 2 large community centers on busy road! Enjoy visibility of 161. Plenty room for signage. Location was an old Valvoline site and includes 2 lifts, 4 over head doors, 2 bays and other industry fixtures! Perfect for auto users / car dealer, but could be converted into your use. Parking wraps around the building. The building is currently in operation with a month to month rental. The owner has inquiries from people willing to lease for \$3,000/mo. long term. This is an owner occupant or investor deal. There is a full basement which could be used for workshop space, tire storage, etc. Site is EPA clean and needs new owner. Come view this solid block building and great location before it is so

Sold Info

Sold Date: DOM: 2

SP:

Sold Non-MLS: No

SirCns:

SirAst:

Concession Comments:

Sold Non-MLS: No

July 19, 2023

Prepared by: Andrew A Balalovski

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PXL_20230717_191535970



PXL_20230717_191259464



PXL_20230717_191338165



PXL_20230717_191401004

