

Customer Full		Commercial-Automotive			
		List Number: 223022511	Status: Active Listing Service: Original List Price: \$475,000	List Price: \$489,000 List Price Sqft: \$368.78 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: 1,326 Bldg Sq Ft: 1,326 # 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	
Minimum Sqft Avail: 1,326 Acreage: 0.33 # Units: # Drive-In Doors: 4 Year Remodeled: Ceiling Height Ft:		Max Cont Sqft Avail: 1,326 Lot Size: Parking Ratio/1000: Total Parking: 20 Bay Size:			
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: 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: 67 SP: Sold Non-MLS: No SirCns: SirAst: Concession Comments:					
Sold Non-MLS: No September 22, 2023 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. © 2023 MLS and FBS. Prepared by Andrew A Balalovski on Friday, September 22, 2023 11:29 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.					

1



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