

Customer Full**Office-Office**

List Number: 214002650

Status: Active
Original List Price: \$0List Price: \$224,900
Showing Start Date: 01/30/2014
VT:

Parcel #: 010-088806

Use Code: 477 - OPEN CODE

Tax District: 010

Previous Use: Office

Zoning: Office

For Sale: Yes

For Lease: Yes

Exchange: Yes

Occupancy Rate:

Mortgage Balance:

Gross Income: 0

Assoc/Condo Fee:

Total Op Expenses: 0

NOI: 0

Tax Abatement: No

Abatement End Date:

Tax Incentive:

Taxes (Yrly): 2,511.74

Tax Year: 2012

Possession: Lease Signing

Assessment:

Addl Acceptance Cond: None Known

General InformationAddress: 3409 E Main Street
Between Street: South James & Hamilton
Complex:
Dist To Intersxn:Unit/Suite #:
City: Columbus
County: Franklin
Mult Parcels/Sch Dis:Zip Code: 43213
Corp Limit: Columbus
Township: None
Near Interchange: 270**Building Information**Total Available Sqft: 3,000
Building Sqft: 3,000
of Floors Above Gr: 2
of Docks: 0
Year Built: 1915
Common Area Factor:Minimum Sqft Avail: 3,000
Acreage: 0.12
of Elevators: 0
Drive-In Doors: 0
Year Remodeled: 2013
Ceiling Height Ft: 1Max Cont Sqft Avail: 3,000
Lot Size: 42 120
Parking Ratio:
Total Parking: 4
Basement: Yes

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

FinancialsLease Rate \$/Sq Ft: 3.49
Expenses Paid by L:
T Reimburses L: Curr Yr Est \$/SF TRL: 1
T Contracts Directly:
Curr Yr Est \$/SF TRL: 1
Curr Yr Est \$/SF LL:Term Desired: 3 years
Will LL Remodel:
Finish Allow/SQFT \$:
Pass Exp Over BaseYr:
Exp Stop \$:**Features**Heat Fuel:
Heat Type:
Electric:
Services Available: Electric; Gas; Sanitary Sewer; Storm Sewer; Water
Building Type: Multi Tenant; Single User
Construction: Masonry; Metal
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided**Property Description**

Price is reduced from \$7 / sqft. to \$3.49 / Sqft. New windows, carpet, paint, dry wall and finishes! Mostly everything is new. Walk in to your new office. Rent the entire property. It comes complete with 2 conference rooms, reception area, waiting room, kitchen, 1 half bath, plus another ADA compliant restroom. Office sizes range and the property is great for small to medium sized users or anyone looking for more or less space. Signage is available and provides great exposure on E. Main St. Parking is in rear and on the side. Property has basement too. Be close to Bexley, Whitehall, freeways, etc.

Sold InfoSold Date: DOM: 1988 SP:
Sold Non-MLS: No
SirCns: SirAst:

Sold Non-MLS: No

August 18, 2019

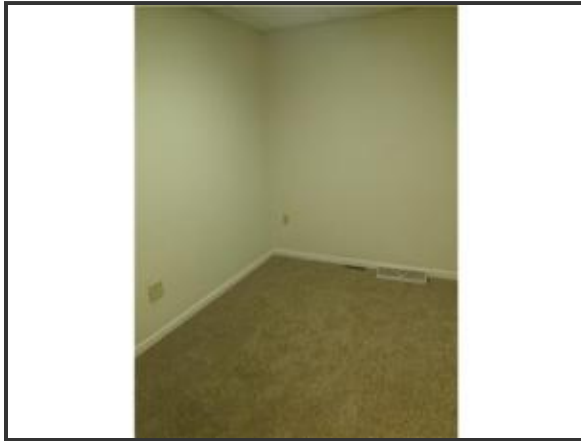
Prepared by: Andrew A Balalovski

Information is deemed to be reliable, but is not guaranteed. © 2019 MLS and FBS. Prepared by Andrew A Balalovski on Sunday, August 18, 2019 6:15 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Additional Photo



Additional Photo



Additional Photo



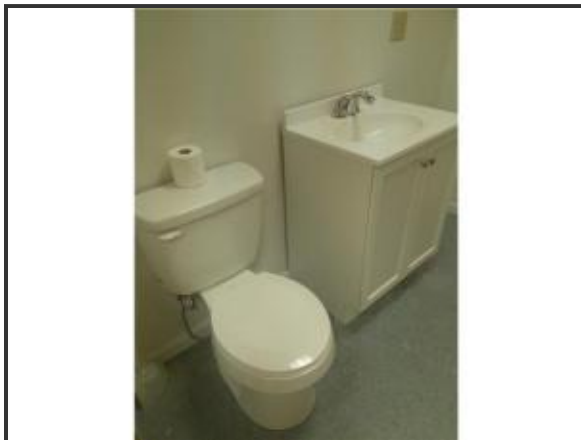
Additional Photo



Additional Photo



Additional Photo



3409 E. Main St.



3409 E. Main St. 2

