

Customer Full

Office-Office

3409 E. Main St.



List Number: 221004901

Status: Active

List Price: \$399,900
VT:

Parcel #: 010-088806

Use Code:

Tax District: 010

Previous Use:

Zoning:

For Sale: Yes

For Lease: Yes

Exchange: No

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): 2,790

Tax Year: 2019

Possession: Leasing

Assessment:

Addl Acceptance Cond: None Known

General Information

Address: 3409 E Main Street

Between Street: Byron & Ruby

Complex:

Dist To Intersxn:

Unit/Suite #:

City: Columbus

County: Franklin

Mult Parcels/Sch Dis:

Zip Code: 43213

Corp Limit: Columbus

Township: None

Near Interchange:

Building Information

Total Available Sqft: 3,683

Building Sqft: 3,683

of Floors Above Gr: 2

of Docks: 0

Year Built: 1915

Common Area Factor:

Minimum Sqft Avail: 3,683

Acreage: 0.12

of Elevators: 0

Drive-In Doors: 0

Year Remodeled:

Ceiling Height Ft:

Max Cont Sqft Avail: 3,683

Lot Size:

Parking Ratio:

Total Parking: 5

Basement: Yes

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

Financials

Lease Rate \$/Sq Ft: 1,500

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: Building Type: Construction: Miscellaneous:

Alternate Uses: New Financing:

MLS Primary PhotoSrc: Realtor Provided

Property Description

Lease this property! 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. Agent owner.

Sold Info

Sold Date: DOM: 853

SP:

Sold Non-MLS: No

SlrCns:

Concession Comments:

SlrAst:

Sold Non-MLS: No

June 24, 2023

Prepared by: Andrew A Balalovski

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