

Customer Full**Office-Office**

3409 E. Main St.

List Number: 221004901

Status: Active

List Price: \$2,000

Original List Price: \$199,000

VT:

Parcel #: 010-088806

Tax District: 010

Previous Use:

Use Code:

Zoning:

For Sale: No

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

Minimum Sqft Avail: 3,683

Max Cont Sqft Avail: 3,683

Building Sqft: 3,683

Acreage: 0.12

Lot Size:

of Floors Above Gr: 2

of Elevators: 0

Parking Ratio:

of Docks: 0

Drive-In Doors: 0

Total Parking: 5

Year Built: 1915

Year Remodeled:

Basement: Yes

Common Area Factor:

Ceiling Height Ft:

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

Financials

Lease Rate \$/Sq Ft: 2,000

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: 45

SP:

Sold Non-MLS: No

SlrCns:

SlrAst:

Sold Non-MLS: No

April 07, 2021

Prepared by: Andrew A Balalovski

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