

Customer Full	Commercial-Automotive	
	List Number: 223034227	Status: Active
		Listing Service:
		Original List Price: \$449,000
		VT:
	Parcel #: 074-335652-00.033	Previous Use: Car Wash
	Use Code:	Tax District: 074
	For Sale: Yes	For Lease: No
	Occupancy Rate:	Exchange: Yes
	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): 3,469	Tax Year: 2022	Possession: Purchase
Assessment:		

General Information

Address: 4545 N Bank Road	Unit/Suite #:	Zip Code: 43008	Tax District: 074
Between Street: Walnut & W. North Bank	City: Buckeye Lake	Corp Limit: Buckeye Lake	
Complex:	County: Licking	Township: Union	
Dist To Interchange:	Mult Parcels/Sch Dis:	Near Interchange:	

Building Information

Total SqFt Available: 2,524	Minimum Sqft Avail: 2,524	Max Cont Sqft Avail: 2,524
Bldg Sq Ft: 2,524	Acreage: 0.53	Lot Size:
# Floors AboveGround: 2	# Units:	Parking Ratio/1000:
# of Docks: 0	# Drive-In Doors: 0	Total Parking:
Year Built:	Year Remodeled: 2023	Bay Size:
Traffic CountPerDay:	Ceiling Height Ft:	

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 \$:
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Features

Heat Fuel:	Sewer:
Heat Type:	Electric:
Electric:	Misc Int & Ext Info:
Services Available:	
Construction:	
Sprinkler:	
Mult Use:	
New Financing:	MLS Primary PhotoSrc: Realtor Provided

Property Description

Great, affordable and working brick 5 bay car wash for sale. Equipment and car wash have been well cared for. Above it, is an apartment rented for \$700 / mo. Car wash has boat / RV bay, vacuums and special wash packages you can choose from. It produces good numbers and an average is \$5,000 / mo. There are vacuums, dryers, washers or you have the option to grab a spray gun and wash down the car like that. Property sells as is.

Sold Info

Sold Date:	DOM: 18	SP:
		Sold Non-MLS: No
	Conccsns:	SlrAst:
	Concession Comments:	

Sold Non-MLS: No

November 03, 2023

Prepared by: Andrew A Balalovski

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Photos for MLS # 223034227

4545 N Bank Road, Buckeye Lake, OH 43008

\$449,000

PXL 20231013 143246186



PXL 20231013 143301543 copy



PXL 20231013 143332730



PXL 20231013 143340975



PXL 20231013 143412150



PXL 20231013 143421349



MLS # 223034227

4545 N Bank Road, Buckeye Lake, OH 43008

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PXL 20231013 143435695



PXL 20231013 143501027



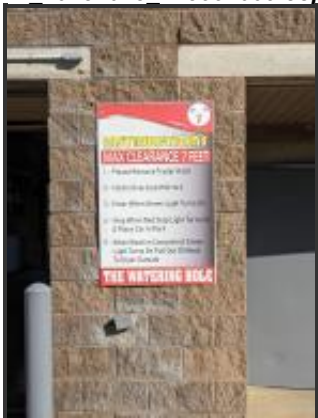
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PXL 20231013 143533843



PXL 20231013 143551009 copy



PXL 20231013 143603695



PXL 20231013 143626806



PXL 20231013 143636960.MP



PXL 20231013 143647162



PXL 20231013 143707929.MP



PXL 20231013 143715998



PXL 20231013 143733597



MLS # 223034227

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PXL 20231013 143742166



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20231024 110417



MLS # 223034227

4545 N Bank Road, Buckeye Lake, OH 43008

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20231024 110420



20231024 110425



20231024 110429



20231024 110941



20231024 110947



20231024 110950

