

Customer Full

Commercial-Multiple Use



List Number: 223022532 **Status:** Active **List Price:** \$40
Listing Service: **Original List Price:** \$40 **List Price Sqft:** \$0.01 VT:
Parcel #: F14-001-00-083-00 **Previous Use:**
Use Code: **Tax District:** F14 **Zoning:**
For Sale: No **For Lease:** Yes **Exchange:** No
Occupancy Rate: **Mortgage Balance:**
Gross Income: **Assoc/Condo Fee:**
Total Op Expenses: **Addl Acc Cond:** None Known
NOI:
Tax Abatement: No **Abatement End Date:** **Tax Incentive:**
Taxes (Yrly): **Tax Year:** **Possession:** Leasing
Assessment:

General Information

Address: 6133 RT 95 **Unit/Suite #:** **Zip Code:** 43338 **Tax District:** F14
Between Street: 71 & 314 **City:** Mount Gilead **Corp Limit:** None
Complex: **County:** Morrow **Township:** Franklin
Dist To Interchange: **Mult Parcels/Sch Dis:** **Near Interchange:**

Building Information

Total SqFt Available: 5,000 **Minimum Sqft Avail:** 2,500 **Max Cont Sqft Avail:** 5,000
Bldg Sq Ft: 5,000 **Acreage:** **Lot Size:**
Floors AboveGround: 1 **# Units:** 2 **Parking Ratio/1000:**
of Docks: 0 **# Drive-In Doors:** 0 **Total Parking:**
Year Built: 2023 **Year Remodeled:** **Bay Size:**
Traffic CountPerDay: **Ceiling Height Ft:**

	Suite Number	SqFt	Date Avail		Suite #	Sqft	Date Avail
1:	1	2,500	07/18/2023	3:			
2:	2	2,500	07/18/2023	4:			

Financials

Lease Rate \$/Sq Ft: 40 **Term Desired:**
Expenses Paid by L: **Will LL Remodel:**
T Reimburses L: Curr Yr Est \$/SF TRL: 0 **Finish Allow/SQFT \$:**
T Contracts Directly: **Pass Exp Over BaseYr:**
Curr Yr Est \$/SF TRL: 0 **Exp Stop \$:**
Curr Yr Est \$/SF LL:

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

Need a new building with a lot of high traffic freeway exposure for your business? Want a property located near a great tenant mix like McDonald's, Duchess Gas and others? This is the building for you! Enjoy a ton of parking and opportunity to place your sign off the freeway! Building sits right on the exit ramp and is perfect for a variety of uses. Don't miss out! There are 2 units for a total of 5,000 Sqft.. Each unit is 2,500 sqft. and landlord seeks longer term NNN lease tenant. Sample users who may need the space: restaurant, phone store, magazine shop, entrepreneur, etc. Uses are endless!

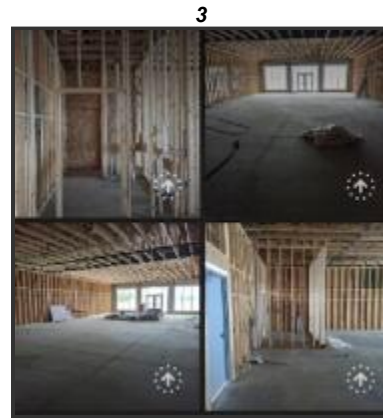
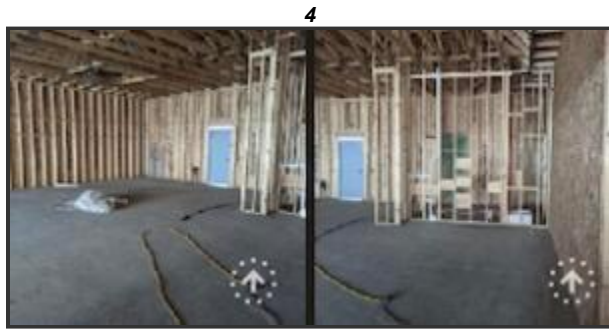
Sold Info

Sold Date: **DOM:** 17 **SP:**
SirCns: **Sold Non-MLS:** No
Concession Comments: **SirAst:**

Sold Non-MLS: No
August 03, 2023

Prepared by: Andrew A Balalovski

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