

Customer Full**Commercial-Multiple Use**

List Number: 219042302

Status: Active
Listing Service:
Original List Price: \$1,500

List Price: \$190,000
Showing Start Date: 11/12/2019
List Price Sqft: \$65.52
VT:

Parcel #: 010-065948

Previous Use: Convenience Store

Use Code:

Tax District: 010

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): 3,504

Tax Year: 2019

Possession: Leasing or Closing

Assessment:

General Information
Address: 803 Wilson Avenue 3
Between Street: Denton & E. Livingston
Complex:
Dist To Interchange:
Building Information
Unit/Suite #: 3
City: Columbus
County: Franklin
Mult Parcels/Sch Dis:
Zip Code: 43206
Corp Limit: Columbus
Township: None
Near Interchange:
Tax District: 010**Total SqFt Available:** 2,900**Minimum Sqft Avail:** 2,900**Max Cont Sqft Avail:** 2,900**Bldg Sq Ft:** 2,900**Acreage:** 0.13**Lot Size:** 70 81**# Floors AboveGround:** 1**# Units:****Parking Ratio/1000:****# of Docks:** 0**# Drive-In Doors:** 0**Total Parking:****Year Built:** 1940**Year Remodeled:****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: 6.21
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:
Construction:
Sprinkler:
Mult Use:
New Financing:
Electric:
Misc Int & Ext Info:
MLS Primary PhotoSrc: Realtor Provided**Property Description**

Here is a chance to own a neighborhood grocery store in the heart of Columbus. The store can be leased at \$1,500 / mo. or bought for \$190,000 and has upward potential. All licenses stay (includes alcohol sales). All shelves and inventory stay. Add more inventory to increase revenues! Could incorporate hot food sales like ready made pizza, hot dogs or sub sales too. Business is steady and growing. Ownership has a back management office and supply room / kitchen too. Enjoy easy access to 104, 270 and 70. There is on and off street parking. If you want to change the concept to another use, owners are open to that too. Call for more information and to schedule your showing today!

Sold Info
Sold Date: **DOM:** 95 **SP:**
Sold Non-MLS: No
SlrCns: **SlrAst:**
Sold Non-MLS: No
February 11, 2020
Prepared by: Andrew A Balalovski

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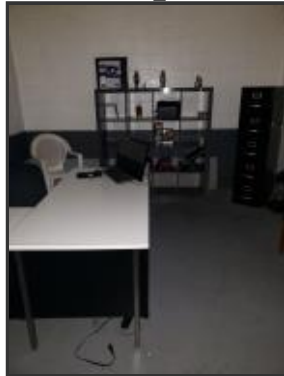
1 803 Wilson Front



20191112_113914



20191112_113928



20191112_113942



20191112_114002



20191112_114018



20191112_114111



20191112_114118



20191112_114122



20191112_114145



20191112_114152



20191112_114213



20191112_114242

