

**Customer Full****Commercial-Multiple Use**

List Number: 220027824

 Status: Active  
 Listing Service:  
 Original List Price: \$190,000

 List Price: \$190,000  
 Showing Start Date: 08/14/2020  
 List Price Sqft: \$63.33  
 VT:

Parcel #: 010-065948

Previous Use: Convenience Store

Use Code: 499 - OTHER COMMUNITY STRUCTURES

Tax District: 010

Zoning:

For Sale: Yes

For Lease: Yes

Exchange: No

Occupancy Rate:

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): 2,520

Tax Year: 2019

Possession: Lease or Sale

Assessment:

**General Information**
 Address: 803 Wilson Avenue 3  
 Between Street: Denton Alley & Livingston Ave.  
 Complex:

 Unit/Suite #: 3  
 City: Columbus  
 County: Franklin  
 Mult Parcels/Sch Dis:

 Zip Code: 43206  
 Corp Limit: Columbus  
 Township: None  
 Near Interchange:

Tax District: 010

Dist To Interchange:

**Building Information**

Total SqFt Available: 3,000

Minimum Sqft Avail: 3,000

Max Cont Sqft Avail: 3,000

Bldg Sq Ft: 3,000

Acreage: 0.13

Lot Size: 70 81

# Floors AboveGround: 1

# Units:

Parking Ratio/1000:

# of Docks: 0

# Drive-In Doors: 0

Total Parking: 4

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: 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:  
 Electric: Misc Int & Ext Info:

Services Available:

Construction:

Sprinkler:

Mult Use:

New Financing:

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 shelves and any 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: 3 SP:  
 Sold Non-MLS: No  
 SirCns: SirAst:

Sold Non-MLS: No

August 14, 2020

Prepared by: Andrew A Balalovski

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