

Customer Full		Commercial-Multiple Use	
	List Number: 224011111		Status: Active
			Listing Service:
			Original List Price: \$2,500
	Parcel #: 010-065948		List Price: \$1,500
	Use Code:		List Price Sqft: \$0.52
	Tax District: 010		VT:
	Previous Use:		
For Sale: No		For Lease: Yes	
Occupancy Rate:		Exchange: No	
Gross Income:		Assoc/Condo Fee:	
Total Op Expenses:		Addl Acc Cond: None Known	
NOI:		Mortgage Balance:	
Tax Abatement: No		Abatement End Date:	
Taxes (Yrly): 2,823		Tax Year: 2023	
Assessment:		Tax Incentive:	
		Possession: Leasing	

General Information

Address: 803 Wilson Avenue	Unit/Suite #:	Zip Code: 43206	Tax District: 010
Between Street: E. Livingston & Denton	City: Columbus	Corp Limit: Columbus	
Complex:	County: Franklin	Township: None	
Dist To Interchange:	Mult Parcels/Sch Dis:	Near Interchange:	

Building Information

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: 10	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

Great property perfect for neighborhood grocery store, warehouse, community center, etc. It was previously used as a retail store and is for lease at \$2,500 / mo. with upward potential. Ownership has back management office, supply room, kitchen, 2 restrooms and storage. Enjoy easy access to 104, 270 and 70. There is on and off street parking. Property is a blank slate and can use your vision. 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: 84	SP:
		Sold Non-MLS: No
Conccssns:		SlrAst:
Concession Comments:		

Sold Non-MLS: No

July 05, 2024

Prepared by: Andrew A Balalovski

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2024 [MLS](#) and [FBS](#). Prepared by Andrew A Balalovski on Friday, July 05, 2024 10:46 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Photos for MLS # 22401111 803 Wilson Avenue, Columbus, OH 43206

\$1,500

Untitled



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PXL_20240413_151158224



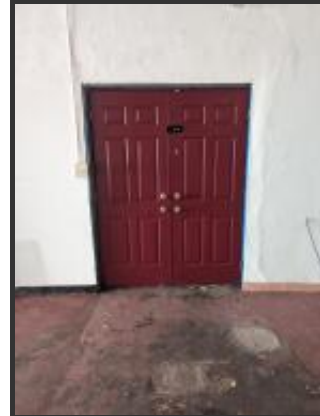
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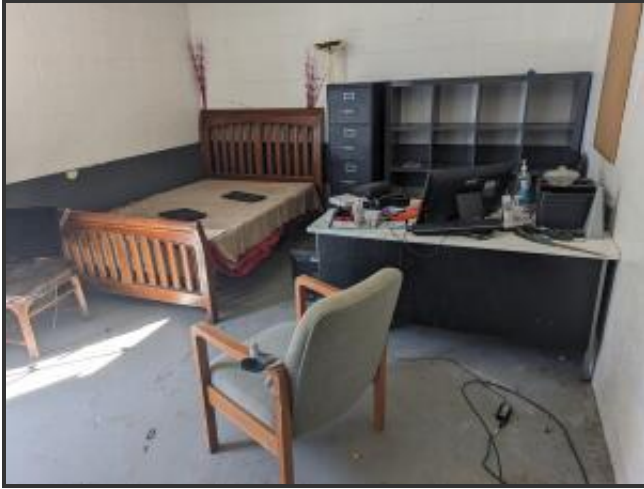


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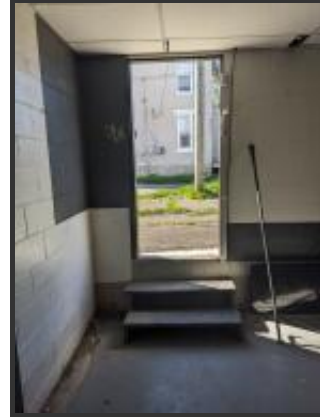
803 Wilson Avenue, Columbus, OH 43206

\$1,500

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\$1,500

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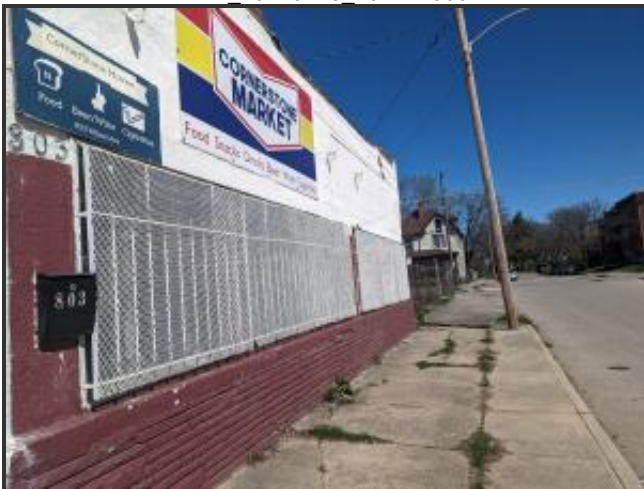
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