

**Customer Full****Commercial-Other Com**

**List Number:** 223001710      **Status:** Active      **List Price:** \$2,395,000  
**Listing Service:**      **Original List Price:** \$2,395,000      **List Price Sqft:** \$263.19  
**VT:**  
**Parcel #:** 010-017388-01.001      **Previous Use:**  
**Use Code:**      **Tax District:** 010      **Zoning:**  
**For Sale:** Yes      **For Lease:** No      **Exchange:** Yes  
**Occupancy Rate:** 100      **Mortgage Balance:**  
**Gross Income:** 93,000      **Assoc/Condo Fee:**  
**Total Op Expenses:** 0      **Addl Acc Cond:** None Known  
**NOI:** 93,000  
**Tax Abatement:** No      **Abatement End Date:**      **Tax Incentive:**  
**Taxes (Yrly):** 11,185      **Tax Year:** 2021      **Possession:** Closing  
**Assessment:**

**General Information**

**Address:** 9035 National Road SW      **Unit/Suite #:**      **Zip Code:** 43062      **Tax District:** 010  
**Between Street:** Smoke & Watkins      **City:** Etna      **Corp Limit:** None  
**Complex:**      **County:** Licking      **Township:** Etna  
**Dist To Interchange:**      **Mult Parcels/Sch Dis:**      **Near Interchange:**

**Building Information**

**Total SqFt Available:** 9,100      **Minimum Sqft Avail:** 9,100      **Max Cont Sqft Avail:** 9,100  
**Bldg Sq Ft:** 9,100      **Acreage:** 1.62      **Lot Size:**  
**# Floors AboveGround:** 1      **# Units:**      **Parking Ratio/1000:**  
**# of Docks:** 0      **# Drive-In Doors:** 0      **Total Parking:** 14  
**Year Built:** 2021      **Year Remodeled:** 2021      **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      **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 investment opportunity with 13.5 years left on lease with fantastic tenant: Dollar General. Lease is NNN with absolutely no landlord responsibility. Rent is \$93,000 / year. Everything is new. Average income around is \$115,000 / year. Area is developing. CAP rate is 4%. Lease contains four (5 year) options to renew with rent increases. Licking County is growing and this site is close to Intel. Experience the growth as more neighbors come in! Property is highly visible and positioned close to the traffic light. This is great for a passive investor and a perfect 1031 buy for anyone. There are about 9,000 car that pass each day and the lot is always filled with customers going in and out. Get all your groceries and supplies here!

**Sold Info**

**Sold Date:**      **DOM:** 1      **SP:**  
**SrCns:**      **Sold Non-MLS:** No  
**Concession Comments:**      **SrAst:**

**Sold Non-MLS: No****January 21, 2023****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. © 2023 MLS and FBS. Prepared by Andrew A Balalovski on Saturday, January 21, 2023 3:56 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.*

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