

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

List Number: 221008554

 Status: Active  
 Listing Service:  
 Original List Price: \$1,400

 List Price: \$1,400  
 List Price Sqft: \$1.58  
 VT:

Parcel #: 074-335850-00.000

Previous Use: Ice Cream Shop

Use Code:

Tax District: 074

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): 5,630

Tax Year: 2020

Possession: Lease Signing

Assessment:

**General Information**
 Address: 4553 Walnut Road  
 Between Street: North Bank & Fair Oaks  
 Complex:  
 Dist To Interchange:

 Unit/Suite #:  
 City: Buckeye Lake  
 County: [Licking](#)  
 Mult Parcels/Sch Dis: Yes

 Zip Code: 43008  
 Corp Limit: Buckeye Lake  
 Township: Union  
 Near Interchange:

Tax District: 074

**Building Information**

Total SqFt Available: 884

Minimum Sqft Avail: 884

Max Cont Sqft Avail: 884

Bldg Sq Ft: 884

Acreage: 0.3

Lot Size: 74.67 175

# Floors AboveGround: 1

# Units:

Parking Ratio/1000:

# of Docks: 0

# Drive-In Doors: 0

Total Parking:

Year Built:

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: 1,400  
 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**

Drive through restaurant building for lease with great exposure and frontage to Walnut Rd. Previously used as an ice cream parlor, landlord will entertain your use. Property is well maintained and sits on 2 parcels. Inside, it's clean and comes with 6 parking spots, plus signage. Re-open the ice cream shop and add pizza, burgers or subs to the menu! Use the property as something else. The rent is cheap and affordable at \$1,400 / mo. Tenant pays all expenses.

**Sold Info**
 Sold Date: DOM: 2 SP:  
 Sold Non-MLS: No  
 SlrCns: SlrAst:

Sold Non-MLS: No

March 25, 2021

Prepared by: Andrew A Balalovski

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20210322\_145855



20210322\_145900



20210322\_145908



20210322\_145921 (1)



20210322\_145935



20210322\_145943



20210322\_150004 (1)



20210322\_150004



20210322\_150020



20210322\_150033



20210322\_150053



20210322\_150105



20210322\_150124



20210322\_150142



20210322\_150330



20210322\_150400



20210322\_150417



20210322\_150431



20210322\_150449



20210322\_150453



20210322\_150535



20210322\_150559



20210322\_150640

