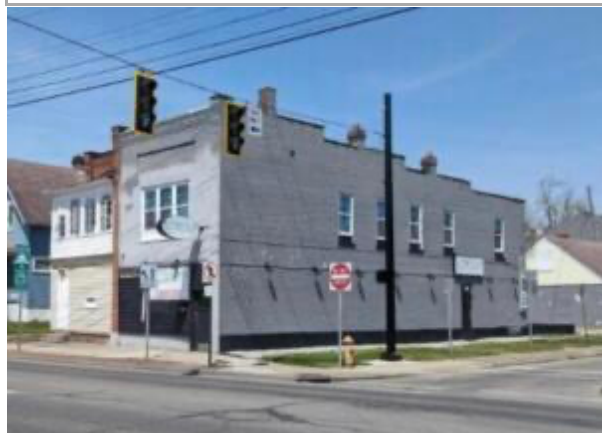


**Customer Full Commercial-Multiple Use**



**List Number:** 224035602 **Status:** Active **List Price:** \$1,100  
**Listing Service:** **List Price Sqft:** \$0.55  
**Original List Price:** \$1,500 **VT:**

---

**Parcel #:** 010-057017 **Previous Use:**  
**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):** 2,901 **Tax Year:** 2023 **Possession:** Lease Signing  
**Assessment:**

**General Information**

**Address:** 2142 Sullivant Avenue **Unit/Suite #:** **Zip Code:** 43223 **Tax District:** 010  
**Between Street:** Midland & Whitethorne **City:** Columbus **Corp Limit:** Columbus  
**Complex:** **County:** Franklin **Township:** None  
**Dist To Interchange:** **Mult Parcels/Sch Dis:** **Near Interchange:**

**Building Information**

**Total SqFt Available:** 2,000 **Minimum Sqft Avail:** 2,000 **Max Cont Sqft Avail:** 2,000  
**Bldg Sq Ft:** 4,208 **Acreage:** 0.15 **Lot Size:**  
**# Floors AboveGround:** 2 **# Units:** **Parking Ratio/1000:**  
**# of Docks:** 0 **# Drive-In Doors:** 0 **Total Parking:**  
**Year Built:** 1900 **Year Remodeled:** **Bay Size:**  
**Traffic CountPerDay:** **Ceiling Height Ft:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1: 2142	2,000	10/05/2024	3:		
2:			4:		

**Financials**

**Lease Rate \$/Sq Ft:** 1,500 **Term Desired:** 3-5 Years  
**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:** Bank; Church; Entertainment; Office; Restaurant; Retail  
**New Financing:** **MLS Primary PhotoSrc:** Realtor Provided

**Property Description**

Commercial unit available for rent for small business! It is great for many uses like church, store, restaurant, bar, daycare, office, carry out, bank, neighborhood gym, studio or other business like magazine shop, hooka / CBD dispensary, game store, storage or other! It has an area for a potentially enclosed patio in the back and has men's and women's restrooms, plus a small kitchen area and large bar. It has a dry basement too. The brick building has a lot of character and charm to it. Unit has been remodeled with new windows, paint, floors, ect. It is minutes from downtown and freeways. Opportunity for tenant to also buy building if they like it there. See MLS listing: 224013102.

**Sold Info**

**Sold Date:** **DOM:** 7 **SP:**  
**Concassns:** **Sold Non-MLS:** No  
**Concession Comments:** **SrAst:**

**Sold Non-MLS:** No

**October 11, 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, October 11, 2024 3:39 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.*

**Photos for MLS # 224035602     2142 Sullivant Avenue, Columbus, OH 43223**

**\$1,100**

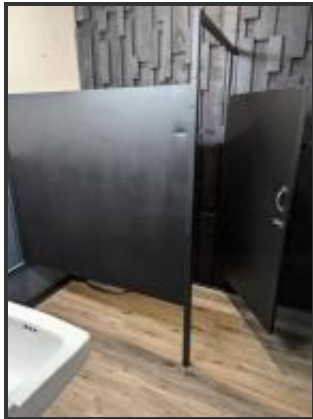
1



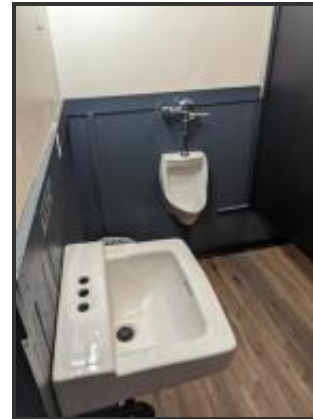
2



3



4



5



6



**MLS # 224035602**

**2142 Sullivant Avenue, Columbus, OH 43223**

**\$1,100**

**7**



**8**

