

Customer Full **Office-Office**



List Number: 221004901	Status: Active	List Price: \$295,900
	Original List Price: \$199,000	VT:
Parcel #: 010-088806	Previous Use:	
Use Code:	Tax District: 010	Zoning:
For Sale: Yes	For Lease: No	Exchange: Yes
Occupancy Rate:	Mortgage Balance:	
Gross Income: 0	Assoc/Condo Fee:	
Total Op Expenses: 0		
NOI: 0		
Tax Abatement: No	Abatement End Date:	Tax Incentive:
Taxes (Yrly): 2,790	Tax Year: 2019	Possession:
Assessment:	Addl Acceptance Cond: None Known	

General Information

Address: 3409 E Main Street	Unit/Suite #:	Zip Code: 43213
Between Street: Byron & Ruby	City: Columbus	Corp Limit: Columbus
Complex:	County: Franklin	Township: None
Dist To Intersxn:	Mult Parcels/Sch Dis:	Near Interchange:

Building Information

Total Available Sqft: 3,683	Minimum Sqft Avail: 3,683	Max Cont Sqft Avail: 3,683
Building Sqft: 3,683	Acreage: 0.12	Lot Size:
# of Floors Above Gr: 2	# of Elevators: 0	Parking Ratio:
# of Docks: 0	# Drive-In Doors: 0	Total Parking: 5
Year Built: 1915	Year Remodeled:	Basement: Yes
Common Area Factor:	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:
Heat Type:
Electric:
Services Available:
Building Type:
Construction:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided

Property Description

New windows, carpet, paint, dry wall and finishes! Mostly everything is new. Walk in to your new office. It comes complete with 2 conference rooms, reception area, waiting room, kitchen, 1 half bath, plus another ADA compliant restroom. Office sizes range and the property is great for small to medium sized users or anyone looking for more or less space. Signage is available and provides great exposure on E. Main St. Parking is in rear and on the side. Property has basement too. Be close to Bexley, Whitehall, freeways, etc. Agent owner and will do 1031 exchange.

Sold Info

Sold Date:	DOM: 1201	SP:
		Sold Non-MLS: No
	Conccsns:	SlrAst:
	Concession Comments:	

Sold Non-MLS: No

June 06, 2024

Prepared by: Andrew A Balalovski

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Photos for MLS # 221004901 3409 E Main Street, Columbus, OH 43213

\$295,900

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