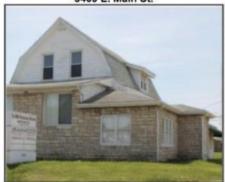
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Office-Office **Customer Full**

3409 E. Main St.



List Number: 221004901 List Price: \$249,900 Status: Active

Original List Price: \$199,000

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

Abatement End Date: Tax Incentive: Tax Abatement: No Taxes (Yrly): 2,790 Tax Year: 2019 Possession:

Assessment: Addl Acceptance Cond: None Known

General Information

Address: 3409 E Main Street Between Street: Byron & Ruby

Complex: Dist To Intersxn: **Building Information**

Total Available Sqft: 3,683 **Building Sqft: 3,683** # of Floors Above Gr: 2 # of Docks: 0 Year Built: 1915

Common Area Factor:

Unit/Suite #: City: Columbus County: Franklin Mult Parcels/Sch Dis:

Minimum Sqft Avail: 3,683 Acreage: 0.12 # of Elevators: 0 # Drive-In Doors: 0 Year Remodeled: Ceiling Height Ft:

Zip Code: 43213 Corp Limit: Columbus Township: None Near Interchange:

> Max Cont Sqft Avail: 3,683 Lot Size: Parking Ratio: Total Parking: 5 Basement: Yes

Suite Number Date Avail Suite # Sqft **Date Avail** SqFt

1: 3: 2: 4:

Financials

Lease Rate \$/Sq Ft: 0 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:

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: 1286

Concssns:

Concession Comments:

SP:

Sold Non-MLS: No

SIrAst:

Sold Non-MLS: No

August 30, 2024

Prepared by: Andrew A Balalovski

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not be the listing of the provider.



