

Customer Full **Commercial-Multiple Use**



List Number: 224020048 **Status:** Active **List Price:** \$12.75
Listing Service: **Original List Price:** \$12.75 **List Price Sqft:** \$0
VT:

Parcel #: 064-307812-00.000 **Previous Use:**
Use Code: **Tax District:** 064 **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): 16,848 **Tax Year:** 2023 **Possession:** Leasing
Assessment:

General Information

Address: 89 E Broad Street **Unit/Suite #:** **Zip Code:** 43062 **Tax District:** 064
Between Street: Township Rd. 310 & Corylus Lane **City:** Pataskala **Corp Limit:** Pataskala
Complex: **County:** Licking **Township:** None
Dist To Interchange: **Mult Parcels/Sch Dis:** **Near Interchange:**

Building Information

Total SqFt Available: 6,660 **Minimum Sqft Avail:** 2,800 **Max Cont Sqft Avail:** 6,760
Bldg Sq Ft: 12,096 **Acreage:** 2.7 **Lot Size:**
Floors AboveGround: 1 **# Units:** 2 **Parking Ratio/1000:**
of Docks: 0 **# Drive-In Doors:** 1 **Total Parking:**
Year Built: **Year Remodeled:** **Bay Size:**
Traffic CountPerDay: **Ceiling Height Ft:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1: 89	2,800	06/15/2024	3:		
2: 91	3,960	06/15/2024	4:		

Financials

Lease Rate \$/Sq Ft: 12.75 **Term Desired:** 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: Gas **Sewer:**
Heat Type: Forced Air **Electric:**
Electric: **Misc Int & Ext Info:**
Services Available: Electric; Gas; Sanitary Sewer; Storm Sewer; Water
Construction: Block
Sprinkler: None
Mult Use: Bank; Church; Entertainment; Office; Retail; Shopping Center
New Financing: **MLS Primary PhotoSrc:** Realtor Provided

Property Description

Well maintained retail center has 6,760 Sqft. of contiguous space. It's made of 2 units: 89 & 91. Unit 89 (2,800 sqft) used to be a clothing store and has 1 restroom, a man door and 2 fitting rms. Fitting rm. can stay or go. It is very clean and has opening to unit 91 (3,960 sqft.) which has 1 man door, a garage door, office, counter space and bathrooms. Unit 91 was over flow / storage space for unit 89. There is plenty parking. Units front busy E. Broad St. Landlord seeks long term lease (5 plus years). Tenants maintain inside of units and landlord handles exterior. All legal uses entertained. Come see these two units today!

Sold Info

Sold Date: **DOM:** 3 **SP:**
Concassns: **Sold Non-MLS:** No
Concession Comments: **SrAst:**

Sold Non-MLS: No

June 17, 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 Monday, June 17, 2024 6:41 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 # 224020048 89 E Broad Street, Pataskala, OH 43062

\$13

Pic



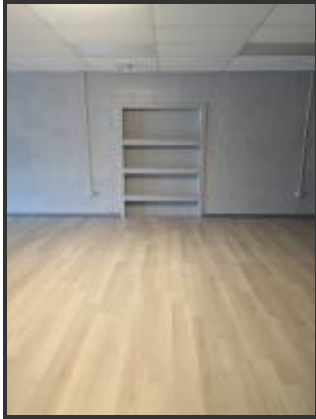
Exterior

PXL_20240615_144739466



Unit 89

PXL_20240615_144804235



Unit 89

PXL_20240615_144817262.MP



Unit 89

PXL_20240615_144836442



Unit 89

PXL_20240615_144842946



Unit 89

PXL_20240615_144851814



Unit 89

PXL_20240615_144922606



Unit 89

PXL_20240615_144946517



Unit 89

PXL_20240615_144958401



Unit 89

PXL_20240615_145020681



Unit 91

PXL_20240615_145037294



Unit 91

PXL_20240615_145107581



Unit 91

PXL_20240615_145111313



Unit 91

PXL_20240615_145124586



Unit 91

PXL_20240615_145107581



Unit 91

PXL_20240615_145111313



Unit 91

PXL_20240615_145124586



Unit 91

PXL_20240615_145149990



Unit 91

PXL_20240615_145156735



Unit 91

PXL_20240615_145208882



Unit 91

PXL_20240615_145229239



Unit 91

PXL_20240615_145311248



Unit 91

PXL_20240615_145754279



Exterior

MLS # 224020048

89 E Broad Street, Pataskala, OH 43062

\$13

PXL_20240615_145808453



Exterior