

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: 3,960 **Minimum Sqft Avail:** 3,960 **Max Cont Sqft Avail:** 3,960
Bldg Sq Ft: 12,096 **Acreage:** 2.7 **Lot Size:**
Floors AboveGround: 1 **# Units:** 1 **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: 91	3,960	06/15/2024	3:		
2:			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 3,960 Sqft. Only unit 91 is left and has 1 man door, a garage door, office, counter space and bathrooms. It was over flow / storage space for unit 89 (unit 89 is now leased). There is plenty of parking and it fronts busy E. Broad St. Landlord seeks long term lease (5 plus years). Tenants maintain inside of the unit and landlord handles exterior. All legal uses entertained. Come see this unit today!

Sold Info

Sold Date: **DOM:** 69 **SP:**
Concassns: **Sold Non-MLS:** No
Concession Comments: **SlrAst:**

Sold Non-MLS: No
August 22, 2024

Prepared by: Andrew A Balalovski

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Photos for MLS # 224020048 89 E Broad Street, Pataskala, OH 43062

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Pic



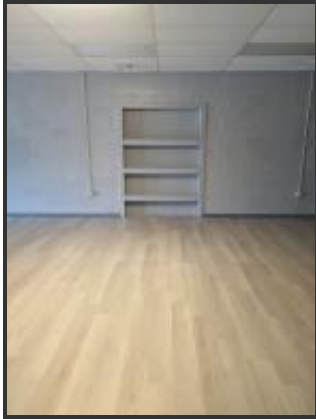
Exterior

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



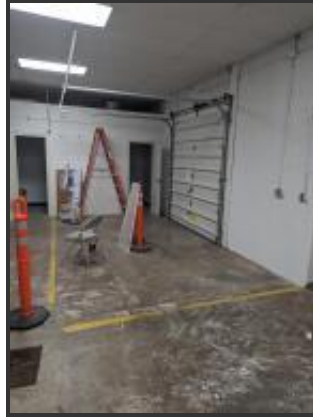
Unit 91

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

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Exterior