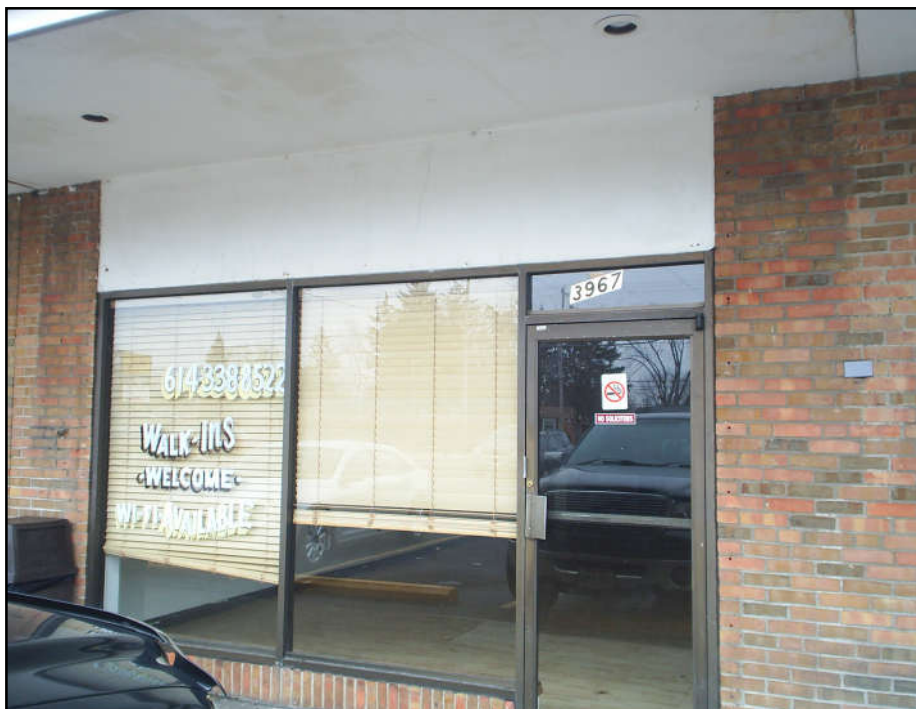


- For Lease: \$1,000 per month plus CAM charges
- 3967 East Livingston Avenue,
- Columbus OH 43227



**PROPERTY FEATURES:**

- Commercial/Retail Space
- Located in a Neighborhood Shopping Center
- 1,600 SF for lease
- \$2.50 per SF CAM
- Situated in a 13,102 SF shopping center
- Located between James and Hamilton Roads
- Easy Access
- Plenty of Parking

BEST CORPORATE REAL ESTATE  
 VALERIE TIVIN  
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 FAX: 614-559-3390  
 EMAIL: VTIVIN@BESTCORPORATEREALESTATE.COM



**Agent Full Commercial-Retail**



**List Number:** 218009435  
**Status:** Active  
**Listing Agreement Type:** Exclusive  
**Right to Sell**  
**Listing Service:**  
**Original List Price:** \$1,000  
**List Price:** \$1,000  
**Showing Start Date:** 03/29/2018  
**List Price Sqft:** \$0.63  
**VT:**

**Parcel #:** 105333-00  
**Use Code:** 425 - NEIGHBORHOOD SHOPPING CTR  
**Tax District:** 010  
**Previous Use:**  
**Zoning:**

**For Sale:** No  
**For Lease:** Yes  
**Exchange:** No  
**Occupancy Rate:**  
**Mortgage Balance:**

**Gross Income:**  
**Total Op Expenses:**  
**NOI:**  
**Assoc/Condo Fee:**  
**Addl Acc Cond:** None Known

**Tax Abatement:** No  
**Taxes (Yrly):**  
**Assessment:**  
**Abatement End Date:**  
**Tax Year:**  
**Tax Incentive:**  
**Possession:** May 1, 2018

**General Information**

**Address:** 3967 E Livingston Avenue  
**Between Street:** Vilardo Lane & Stribel Road  
**Complex:**  
**Dist To Interchange:**  
**Building Information**  
**Unit/Suite #:**  
**City:** Columbus  
**County:** Franklin  
**Mult Parcels/Sch Dis:**  
**Zip Code:** 43227  
**Corp Limit:** Columbus  
**Township:** None  
**Near Interchange:**  
**Tax District:** 010

**Total SqFt Available:** 1,600  
**Bldg Sq Ft:** 18,932  
**# Floors AboveGround:** 1  
**# of Docks:** 0  
**Year Built:**  
**Traffic CountPerDay:**  
**Minimum Sqft Avail:** 1,600  
**Acreage:**  
**# Units:** 1  
**# Drive-In Doors:** 0  
**Year Remodeled:**  
**Ceiling Height Ft:**  
**Max Cont Sqft Avail:** 1,600  
**Lot Size:**  
**Parking Ratio/1000:**  
**Total Parking:**  
**Bay Size:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

**Financials**

**Lease Rate \$/Sq Ft:** 7.5  
**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:  
**Electric:** Misc Int & Ext Info:  
**Services Available:**  
**Construction:**  
**Sprinkler:**  
**Mult Use:**  
**New Financing:** MLS Primary PhotoSrc: Realtor Provided

**Property Description**

1,600 sq ft available for lease, current tenant will be moving out. Plenty of parking and this space is good for many different uses. Nice traffic location along Livingston Avenue. Lease rate is \$1,000 per month plus CAM charges at \$2.50 per sq ft.

**Agent to Agent Remarks**

**Dir Neg w/Sell Perm:** No  
**Contact Name:**  
**Contact Phone:**

**Listing Info**

**Auction/Online Bidding:** No  
**Sub Property Type:** Retail  
**Auction Date:**  
**Sub Agency:** No  
**LD:** 03/29/2018  
**SA Amount:**  
**SA Type:**  
**Showing Start Date:** 03/29/2018  
**Best Corporate Real Estate**  
**Valerie Tivin**  
**BB/TR Amount:** 3  
**BB/TR Type:** %  
**XD:** 06/07/2019  
**VRC:** No  
**Listing Office:** 01970  
**Listing Member:** 658020874 Lic #: 2012003309  
**Agent EMail:** vtivin@bestcorporaterealestate.com  
**Brokerage License #:** 390701  
**Showing Phone #:** 614-559-3350 Ext. 12  
**614-559-3350** **Ofc Fax:** 614-559-3390  
**614-716-8953** **Agent Other Phone:** 614-716-8953  
**Pref Agt Fax:** 614-559-3390  
**Addl Contact Info:**

**Under Contract Date:**  
**Selling Office:** -  
**Selling Member:** - - Lic#  
**Selling Brokerage Lic #:**  
**Sold Date:**  
**Sold Terms:**  
**DOM:** 327  
**CDOM:** 526  
**Fin:**  
**SrCns:**  
**SP:**  
**Sold Non-MLS:** No  
**SrAst:**

**Sold Non-MLS:** No

**February 18, 2019**

**Prepared by:** Randy J Best

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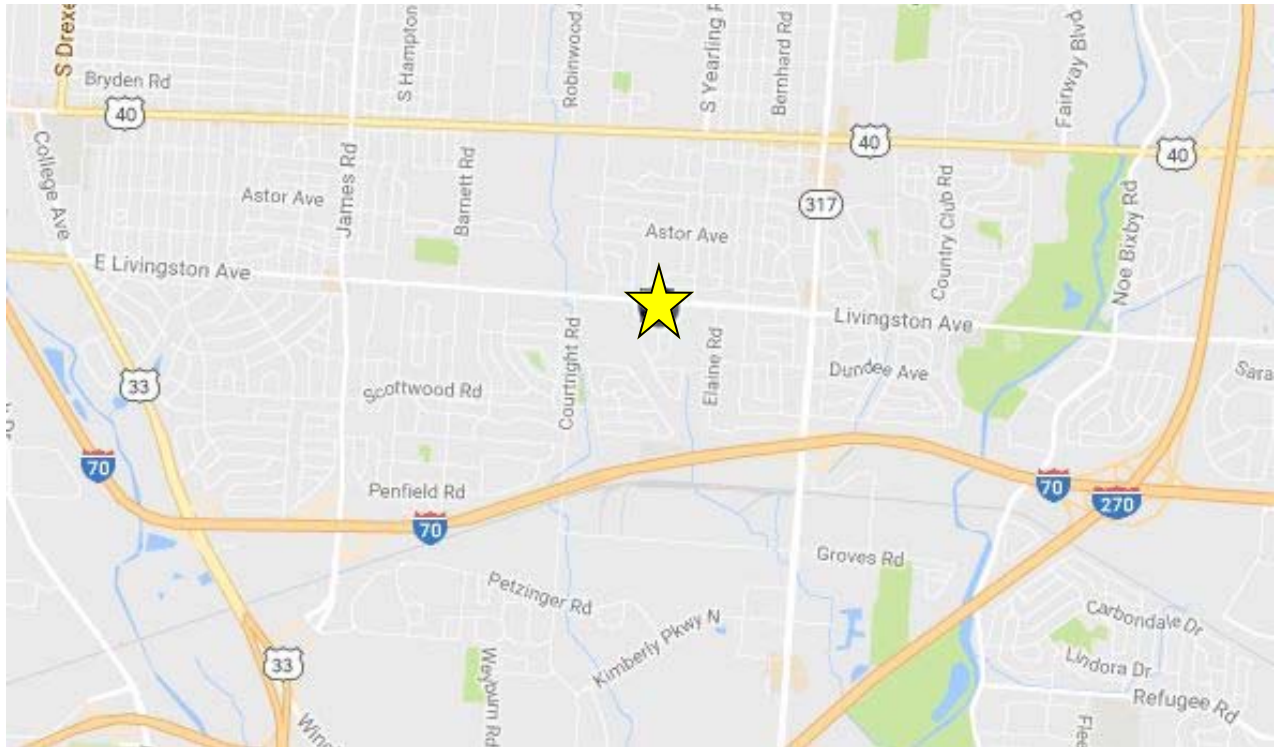


S3010008



★ 3967 East Livingston Avenue, Columbus, Ohio 43227

## Area Map





★ 3967 East Livingston Avenue, Columbus, Ohio 43227

## Area Map



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