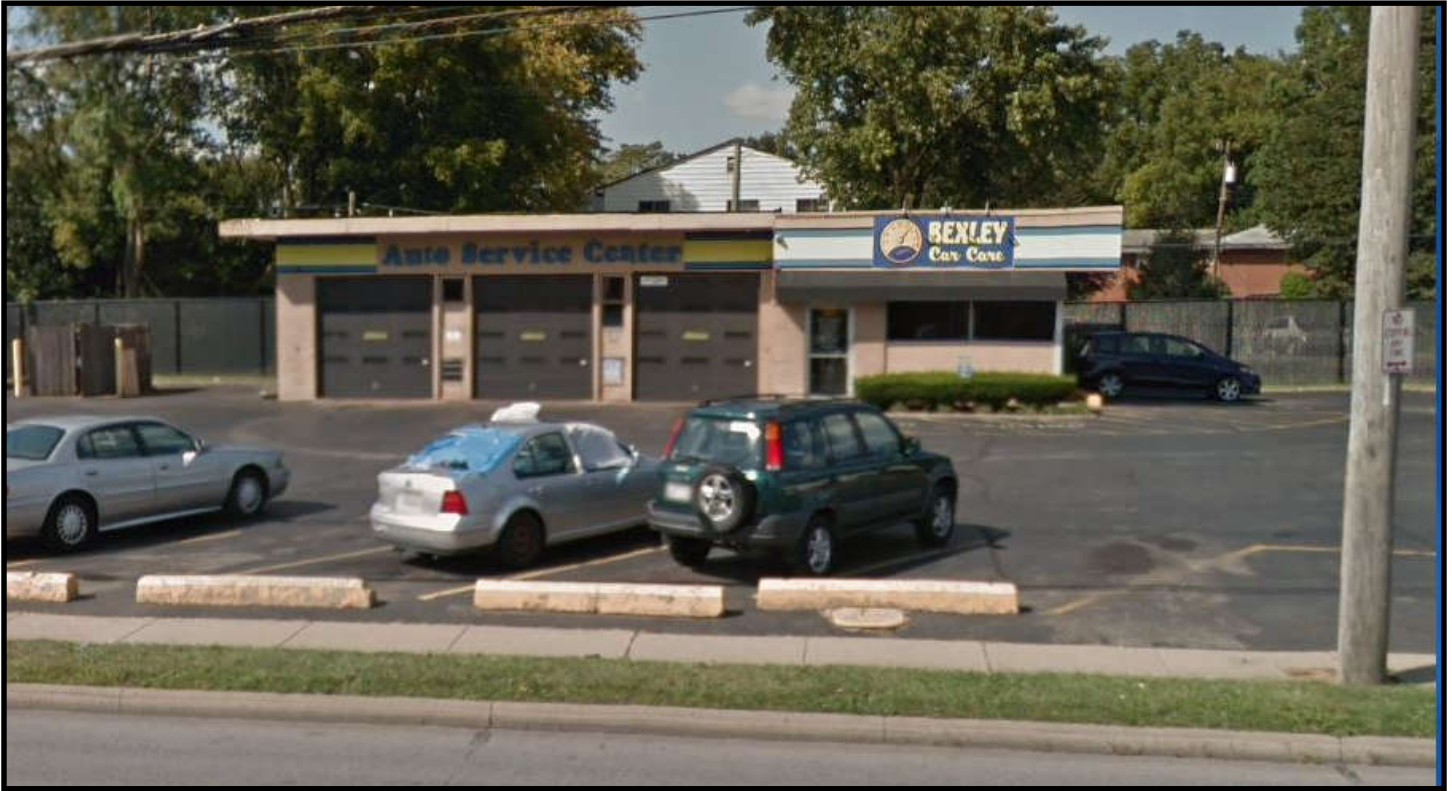


**FOR SALE: \$375,000**  
**2140 E LIVINGSTON AVE**  
**COLUMBUS OH 43209**



**PROPERTY FEATURES**

- Investment opportunity with 7.3% cap rate
- Commercial garage for sale located on high traffic corridor
- Long term auto repair tenant in place with NNN lease
- 3 Drive-in doors and large corner lot, total acreage 0.63
- Do not disturb the Tenant, business is not for sale.

BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 12  
FAX: 614-559-3390  
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

## Customer Full

## Commercial-Other Com



List Number: 219015748

Status: Active

Listing Service:

Original List Price: \$375,000

List Price: \$375,000

Showing Start Date: 05/10/2019

List Price Sqft: \$211.74  
VT:

Parcel #: 020-003786

Use Code:

Tax District: 020

Previous Use:

Zoning:

For Sale: Yes

For Lease: No

Exchange: No

Occupancy Rate:

Mortgage Balance:

Gross Income: 0

Assoc/Condo Fee:

Total Op Expenses: 0

Addl Acc Cond: None Known

NOI: 0

Tax Abatement: No

Abatement End Date:

Tax Incentive:

Taxes (Yrly): 9,710

Tax Year: 2017

Possession:

Assessment:

## General Information

Address: 2140 E Livingston Avenue  
 Between Street: Mayfield Pl & Ferndale Pl  
 Complex:  
 Dist To Interchange:  
 Building Information

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

Zip Code: 43209  
 Corp Limit: Bexley  
 Township: None  
 Near Interchange:

Tax District: 020

Total SqFt Available: 1,771

Bldg Sq Ft: 1,771

# Floors AboveGround: 1

# of Docks: 0

Year Built: 1963

Traffic CountPerDay:

Minimum Sqft Avail: 1,771

Acreage: 0.63

# Units:

# Drive-In Doors: 3

Year Remodeled:

Ceiling Height Ft:

Max Cont Sqft Avail: 1,771

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: 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:

Construction:

Sprinkler:

Mult Use:

New Financing:

Electric:  
 Misc Int & Ext Info:

MLS Primary PhotoSrc: Realtor Provided

## Property Description

Investment opportunity. Commercial garage for sale with long term auto repair tenant. Triple net lease in place. Cap rate 7.3%. High traffic corridor. Large corner lot with plenty of parking.

## Sold Info

Sold Date:

DOM: 1

SP:

SlrCns:

Sold Non-MLS: No

SlrAst:

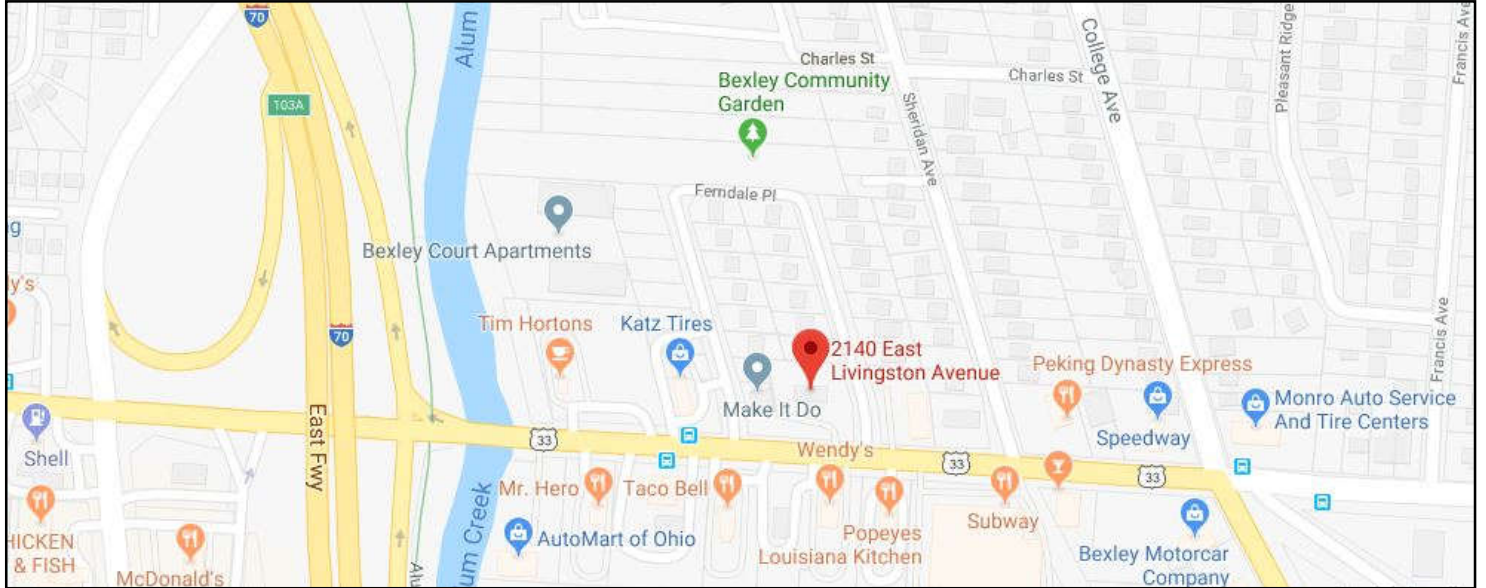
Sold Non-MLS: No

May 10, 2019

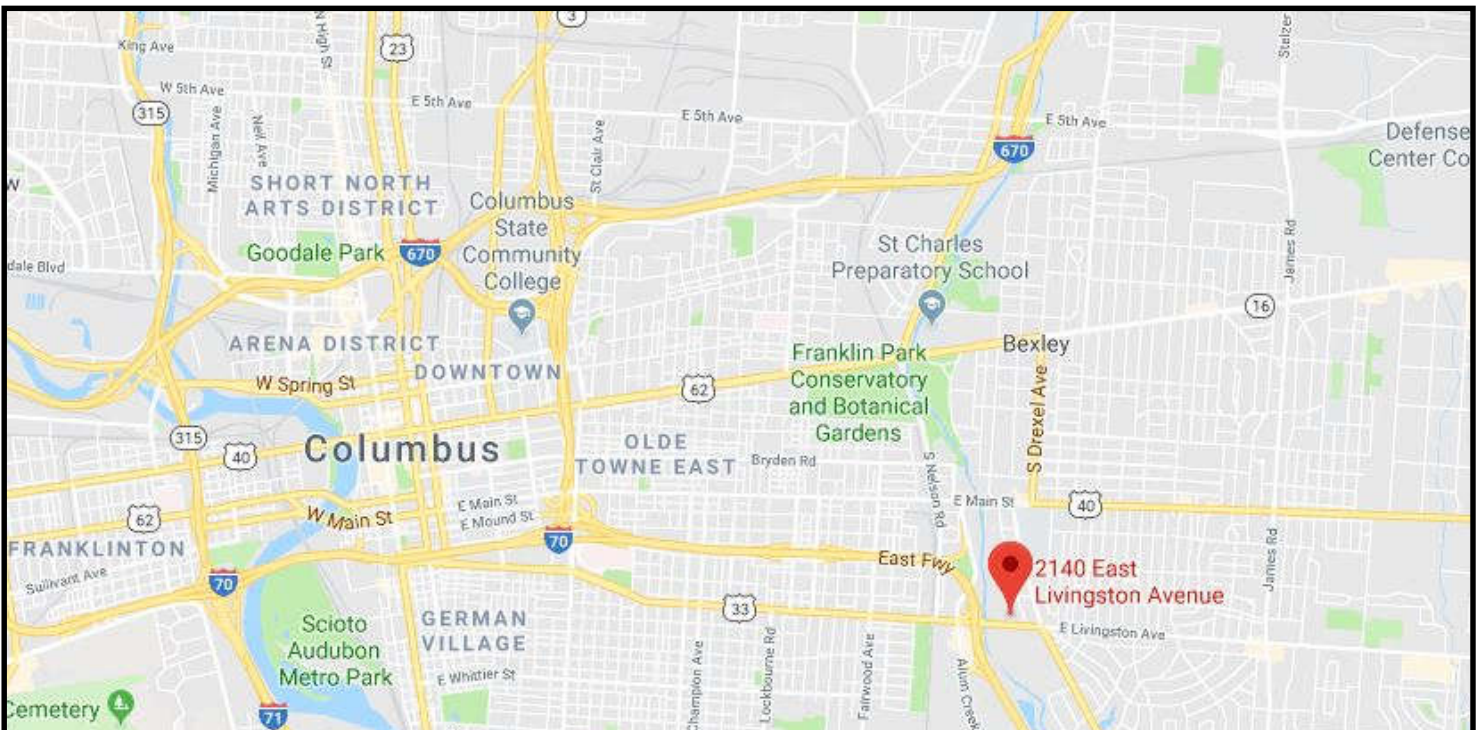
Prepared by: Randy J Best

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**FOR SALE**  
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Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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