

For Sale: \$950,000

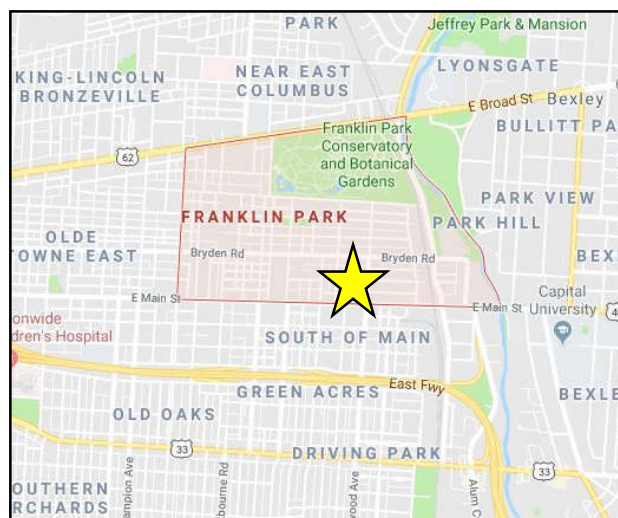
1710-1728 E Main Street and 448-450 Stoddart Avenue

Columbus OH 43205



PROPERTY FEATURES:

- In the Opportunity Zone
- Redevelopment Potential!
- Currently long term Auto Service Center
- Multiple buildings on 5 parcels
- Possible opportunity to own the entire block.
- Currently in the Franklin Park Neighborhood
- Located on high traffic Main Street



BEST CORPORATE REAL ESTATE

RANDY BEST, CCIM

2121 RIVERSIDE DRIVE

UPPER ARLINGTON, OH 43221

WWW.BESTCORPORATEREALESTATE.COM

PHONE: 614-559-3350

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-Automotive



List Number: 221007452

Status: Active

List Price: \$950,000

Listing Service:

List Price Sqft: \$86.03
VT:

Original List Price: \$950,000

Parcel #: 010-004477

Use Code:

Tax District: 010

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): 1,814

Tax Year: 2020

Possession:

Assessment:

General Information

Address: 1710-1728 E Main Street

Between Street: Fairwood & Miller

Complex:

Dist To Interchange:

Building Information

Total SqFt Available: 11,043

Bldg Sq Ft: 11,043

Floors AboveGround: 1

of Docks: 0

Year Built: 1969

Traffic CountPerDay:

Unit/Suite #:

City: Columbus

County: Franklin

Mult Parcels/Sch Dis: Yes

Zip Code: 43205

Corp Limit: Columbus

Township: None

Near Interchange:

Tax District: 010

Minimum Sqft Avail: 11,043

Acreage: 0.14

Units:

Drive-In Doors: 4

Year Remodeled:

Ceiling Height Ft:

Max Cont Sqft Avail: 11,043

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

Multiple buildings on 5 parcels available for sale. Located in Franklin Park Neighborhood on high traffic Main Street, this property has opportunity to own the entire block.

Sold Info

Sold Date:

DOM: 37

SP:

Sold Non-MLS: No

SlrCns:

SlrAst:

Sold Non-MLS: No

April 21, 2021

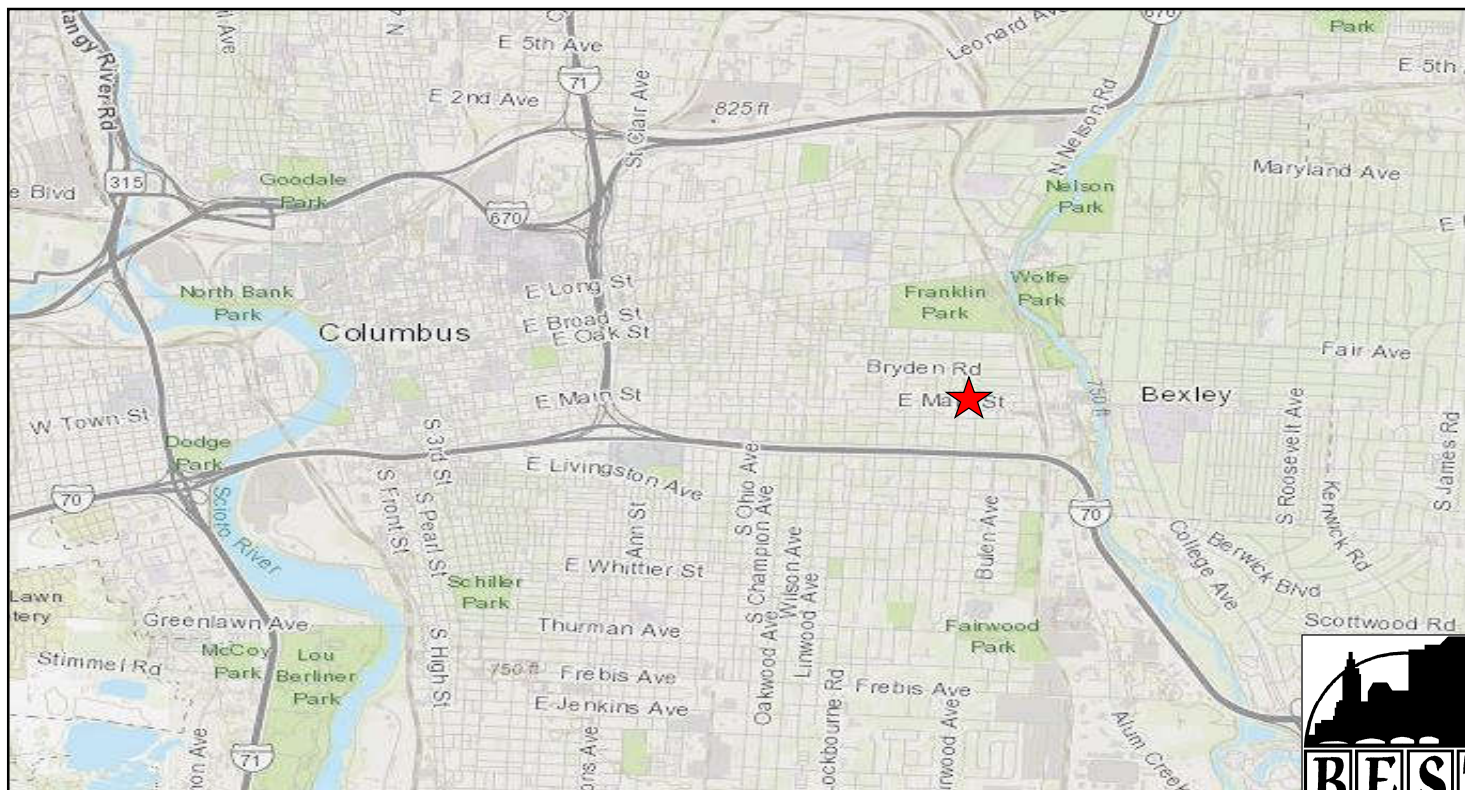
Prepared by: Randy J Best

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Randy J Best on Wednesday, April 21, 2021 10:07 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

For Sale: \$950,000

1710-1728 E Main Street and 448-450 Stoddart Avenue

Columbus OH 43205



For Sale: \$950,000

1710-1728 E Main Street and 448-450 Stoddart Avenue

Columbus OH 43205



 Red line properties (5 parcels) for sale at \$950,000

 Yellow parcels, (3) also available for purchase from City of Columbus, price to-be-determined.

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

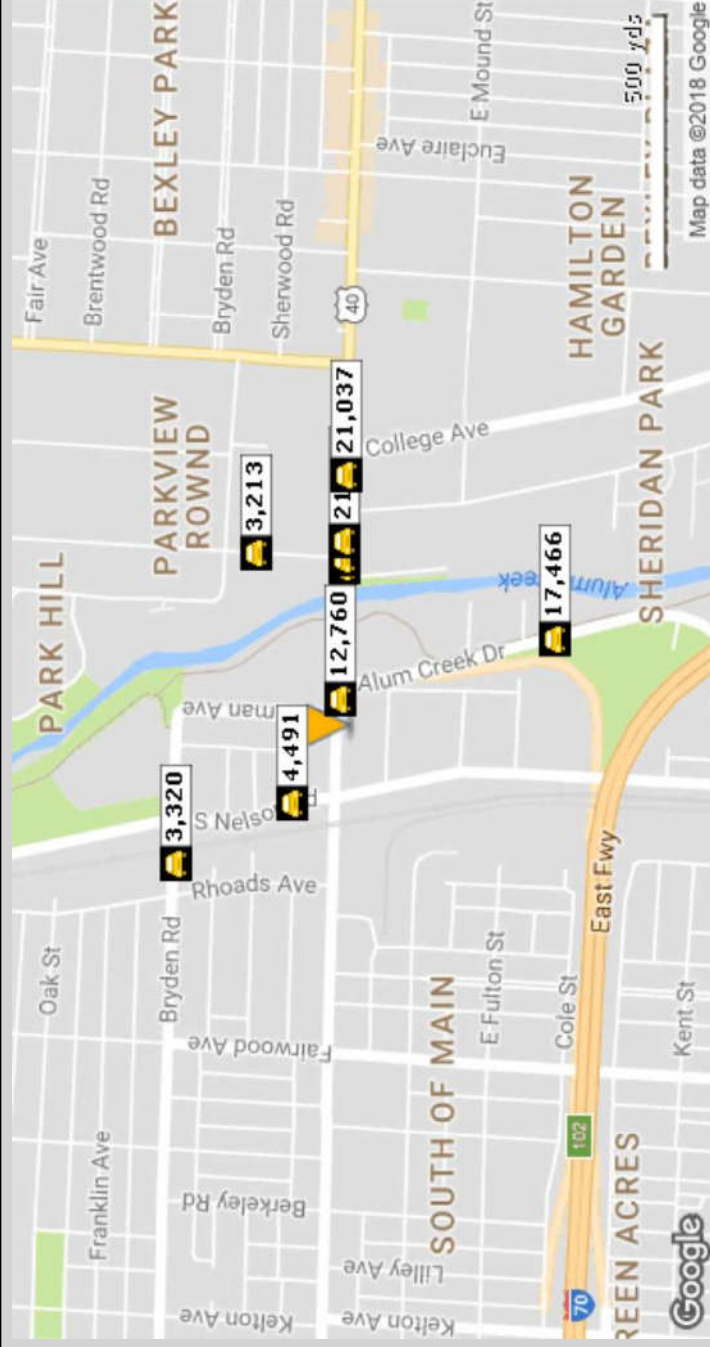


Traffic Count Report

Family Dollar

1985 E Main St, Columbus, OH 43205

Building Type: General Retail
 Secondary: Freestanding
 GLA: 8,000 SF
 Year Built: 2004
 Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Main St	Alum Creek Dr	0.02 E	2014	17,712	MPSI	.04
2 E Main St	Alum Creek Dr	0.02 E	2016	12,760	MPSI	.04
3 S Nelson Rd	E Rich St	0.04 NW	2016	4,491	MPSI	.11
4 E Main St	S Parkview Ave	0.01 E	2015	20,186	AADT	.18
5 S Parkview Ave	E Main St	0.00	2016	617	MPSI	.19
6 E Main St	S Parkview Ave	0.02 W	2011	21,156	AADT	.21
7 S Parkview Ave	Bryden Rd	0.03 N	2016	3,213	MPSI	.23
8 Alum Creek Dr	Kenton St	0.03 N	2016	17,466	MPSI	.25
9 Bryden Rd	Rhodes Ave	0.04 W	2016	3,320	MPSI	.25
10 E Main St	College Ave	0.02 E	2011	21,037	AADT	.29



Copyrighted report licensed to Best Corporate Real Estate - 983818.

6/13/2018

COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers



Disclaimer And Confidentiality Agreement

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

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.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

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.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.