

\$450,000

For Sale:

2827 E. Dublin Granville Rd

Columbus, Ohio 43231

Property and Business All Included

- 3 Bedroom Ranch Home with Dog Training Business Included
- +/-1.651 acres right off Route 161 along East Dublin Granville Road.
- +/- 1,714 sq. ft. of living space, on 1st Floor
- Built in 1955, however renovated with lots of updates including a screened-in porch.
- Other upgrades to the home include windows, gutters, roof, furnace, water heater, air conditioner, and flooring.
- This home has a full basement with an attached 2 car garage and a fenced-in back yard.
- Westerville Schools.



Click here for Video

BEST CORPORATE REAL ESTATE
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We have no reason to doubt its accuracy, but we do not guarantee it.



Photos

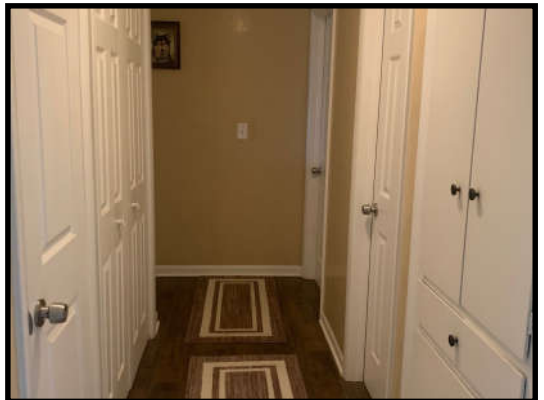
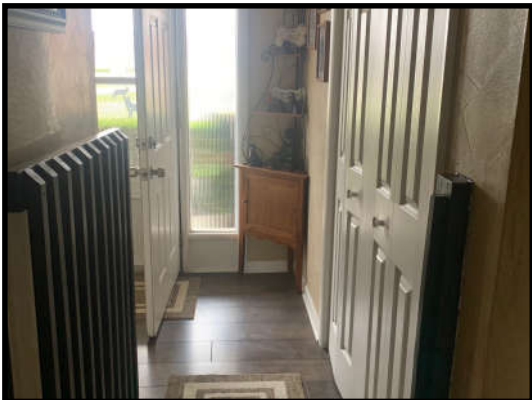
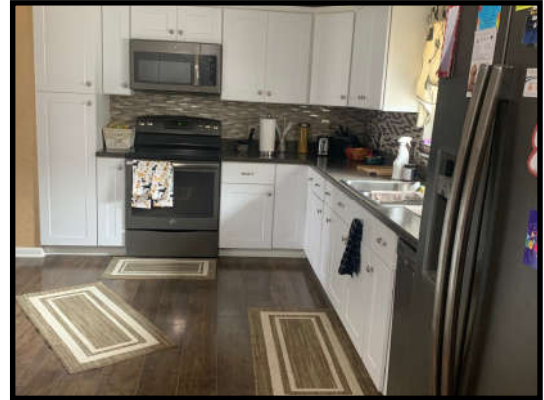


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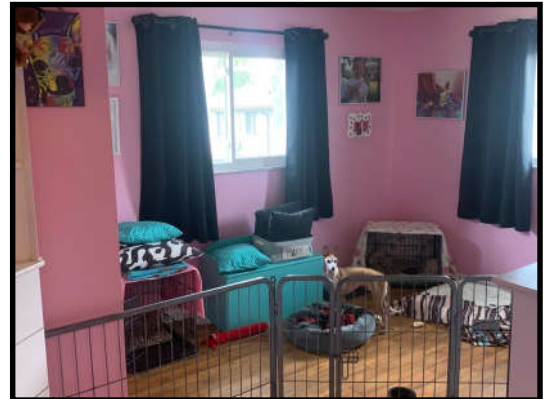
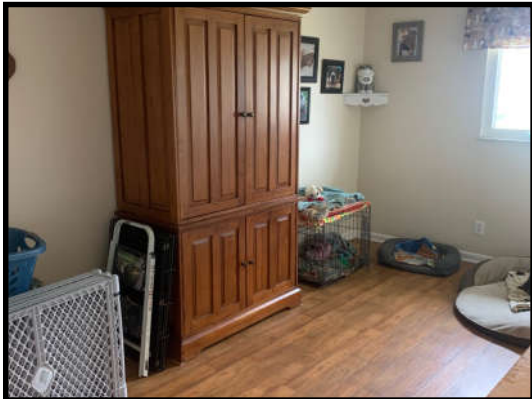
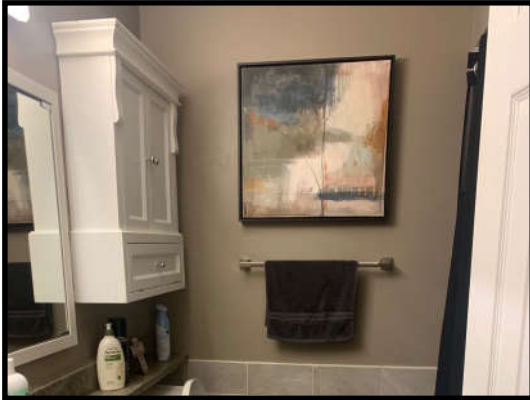


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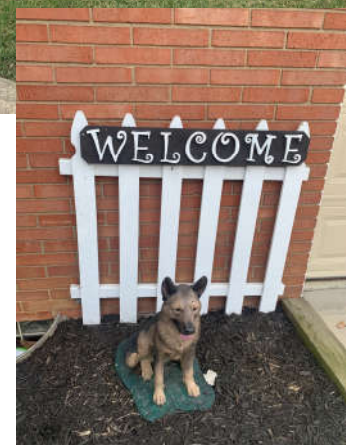
Business For Sale Included

Financials are available with signed confidentiality agreement.

Long term Doggie Daycare/Training business

The following items are included in the sale purchase price for the business:

- 1—Storage sheds in backyard
- 2—All the fencing included
- 3—List of Clients and Contact Information
- 4—Name of Company, Phone Number, and Website
- 5—Playground plastic toys
- 6—10 Dog Crates
- 7—Exterior Signs
- 8—All bowls, blankets, dog toys
- 9—Washer and Dryer downstairs
- 10—Office furniture to include large storage closet in Bedroom (free standing)
- 11—Garage refrigerator and microwave
- 12—This property is zoned SR and can be used for a school or religious facility.



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Status: Active
Style: 1 Story
Address:
 2827 E Dublin Granville Road, Columbus, OH 43231
Unit/Suite #:

List Price: \$450,000
Original List Price: \$399,000
Days On Market: 36
Possession: 30-45 days

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0								
Up1	0	0	0								
Entry Lvl	3	2	0	1	1					1	
Down 1	0	0	0							1	1
Down 2	0	0	0								
Totals	3	2	0								

Location

Subdiv/Cmplx/Comm: School District: WESTERVILLE CSD 2514 FRA CO. **Corp Lim:** Columbus **Township:** None
Directions: Located between Cleveland Avenue and Westerville Road.

Characteristics

SqFt Documented: 1,714
SqFt ATFLS: 1,714
Parcel #: 600-157975
County: Franklin

Doc SqFt Src: Realist
ATFLS Source: Realist
Tax District: 600
Comm Dev Chrg: No

Acreage: 1.65
Lot Size (Front):
Mult Parcels/Sch Dis:
Assessment:
Possession: 30-45 days

Lot Size (Side):
Year Built: 1955
Built Prior to 1978: Yes
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 5,680 **Tax Year:** 2020

Addl Acc Conditions: None Known
Complex/Sub Amenities:
Tenant Occupied: Yes

HOA/COA Y/N: No
HOA/COA Fee: Per:
 /
HOA/COA Fee Includes:
HOA/COA Transfer Fee: Reserve Contribution:

Features

Air Conditioning: Central
Heating: Gas
Bsmt: Yes **Desc:** Full
Foundation: Block
Exterior: Brick, Stucco
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, Dining Room, Family Rm/Non Bsmt, Rec Rm/Bsmt
Parking: 2 Car Garage, Attached Garage, Opener
Garage/EnclosdSpaces: 2
Interior Amenities: Dishwasher; Electric Range; Microwave; Refrigerator

Accessibility Features Y/N: No

Alternate Uses:
Fireplace: Two
Lot Characteristics: Wooded
Exterior Amenities: Fenced Yard, Screen Porch, Storage Shed

Warranty:
New Financing:
New Construction: No
Approx Complete Date:
Manufactured Housing Y/N: No
Manufactured Housing:
Leased Items:
Tax:

Property Description: 3 Bedroom ranch situated on +/-1.651 acres right off Route 161 along Dublin Granville Road with +/- 1,714 sq ft of living space, built in 1955, but renovated with lots of updates including a screened in back porch. Other upgrades include windows, gutters, roof, furnace, water heater, air conditioner, and flooring. This home has a full basement with a 2 car attached garage and a fenced-in back yard. The home can be converted to a 4 bedroom home very easily. The dog training business is included in this sale, please see agent to agent information.

Dir Neg w/Sell Perm: No
May 06, 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 Thursday, May 06, 2021 12:08 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

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Aerial



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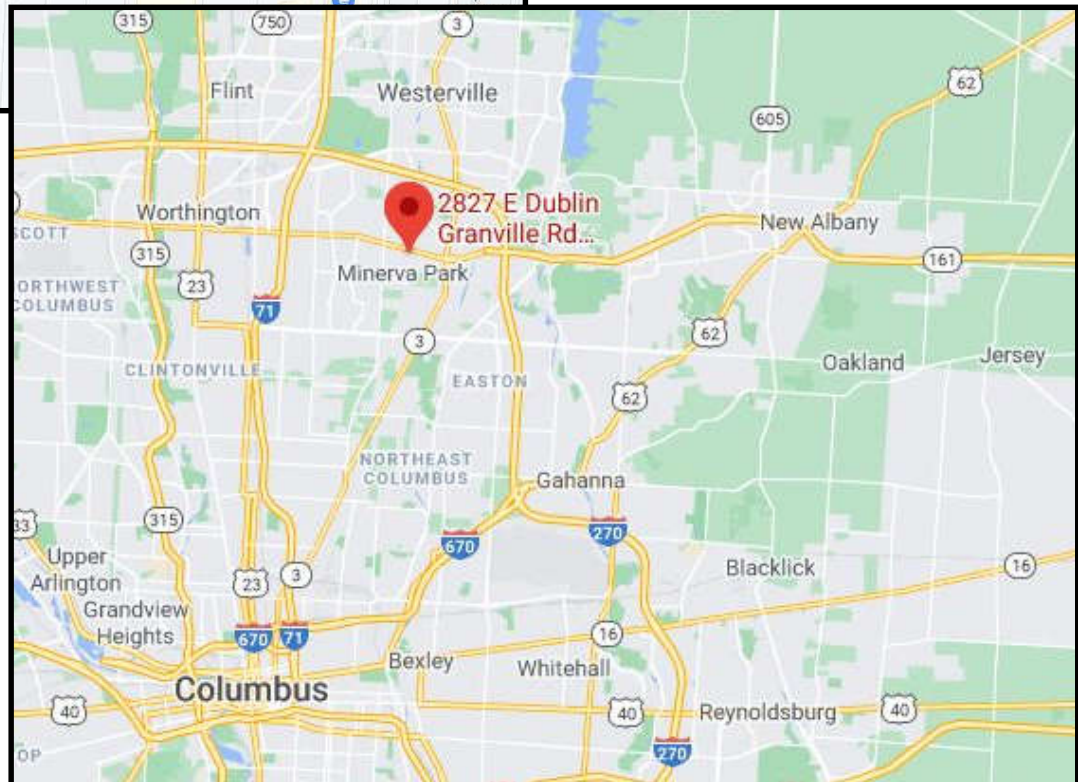
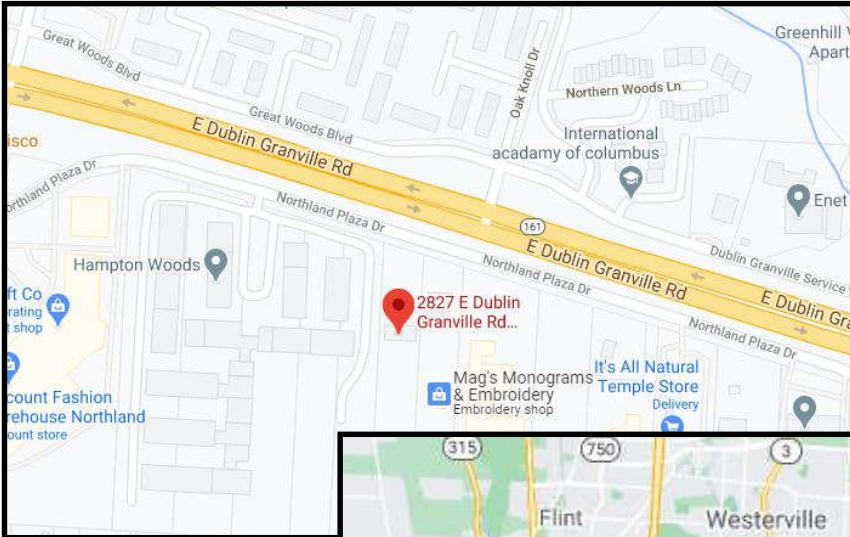


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Map



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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



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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.

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