

FOR SALE



3837-3839 Cleveland Ave, Columbus, Ohio 43224

- Two story brick building
 - +/-7,200 sq ft with 3 garage doors, 1 car repair bay, 1 large high-ceilinged bay, and a painting booth.
 - A front office addition of 312 sq ft and a second floor with heat and lighting.
- Paved lot surrounds entire building
 - Presently a used car sales lot.
 - Rear lot is fenced and lighted.
 - Corner lot may be suitable for a fast food business.



BEST CORPORATE REAL ESTATE
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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: 222016867		Status: Active
			Listing Service:
			Original List Price: \$699,000
			List Price: \$659,000
			List Price Sqft: \$106.02 VT:
Parcel #: 010-150353		Previous Use:	
Use Code:		Tax District: 010	
For Sale: Yes		For Lease: No	
Occupancy Rate:		Exchange: No	
Gross Income: 0		Mortgage Balance:	
Total Op Expenses: 0		Assoc/Condo Fee:	
NOI: 0		Addl Acc Cond: None Known	
Tax Abatement: No		Abatement End Date:	
Taxes (Yrly): 7,882		Tax Year: 2021	
Assessment:		Tax Incentive: No Possession:	

General Information

Address: 3837-3839 Cleveland Avenue	Unit/Suite #:	Zip Code: 43224	Tax District: 010
Between Street: Ormond Ave & Case Rd	City: Columbus	Corp Limit: Columbus	
Complex:	County: Franklin	Township: None	
Dist To Interchange:	Mult Parcels/Sch Dis:	Near Interchange:	

Building Information

Total SqFt Available: 6,216	Minimum Sqft Avail: 7,216	Max Cont Sqft Avail: 6,216
Bldg Sq Ft: 7,216	Acreage: 0.73	Lot Size:
# Floors AboveGround: 2	# Units:	Parking Ratio/1000:
# of Docks: 0	# Drive-In Doors: 3	Total Parking:
Year Built: 1950	Year Remodeled:	Bay Size:
Traffic CountPerDay:	Ceiling Height Ft:	

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

Financials

Lease Rate \$/Sq Ft: 0	Term Desired:
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: 3 Phase
Electric: 3 Phase	Misc Int & Ext Info:
Services Available: Electric; Gas; Sanitary Sewer; Storm Sewer; Water	
Construction: Masonry	
Sprinkler: Wet	
Mult Use:	
New Financing:	MLS Primary PhotoSrc: Realtor Provided

Property Description

Two story brick building +/-7,200 sq ft with 5 garage doors, 1 car repair bay, 1 large high-ceilinged bay, and a painting booth. A front office addition of 312 sq ft and a second floor that is open space with heat and lighting. Paved lot surrounds entire building and is presently a used car sales lot. Rear lot is fenced and lighted. Corner lot may be suitable for a fast food business.

Sold Info

Sold Date:	DOM: 73	SP:
		Sold Non-MLS: No
	SlrCns:	SlrAst:
	Concession Comments:	

Sold Non-MLS: No

July 28, 2022

Prepared by: Randy J Best

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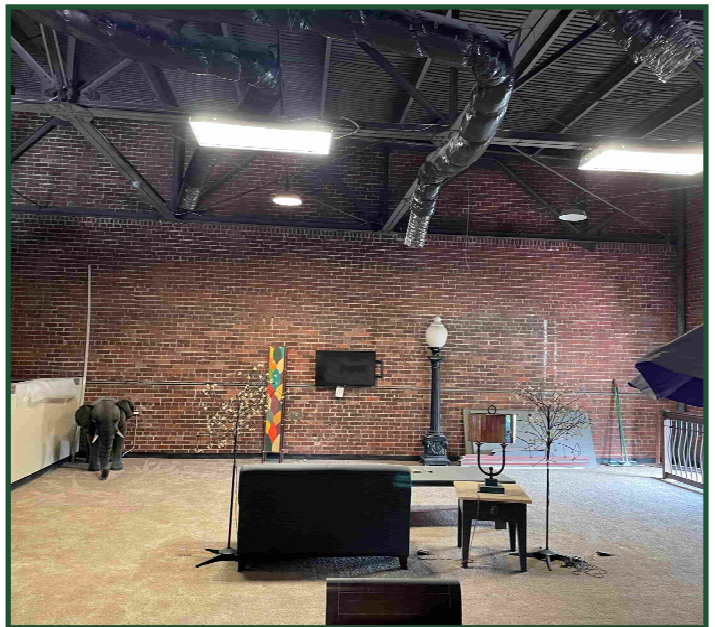
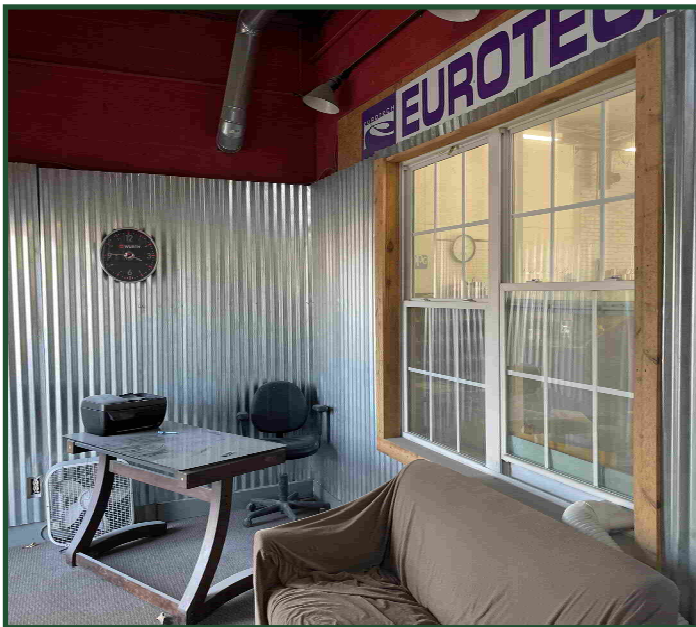


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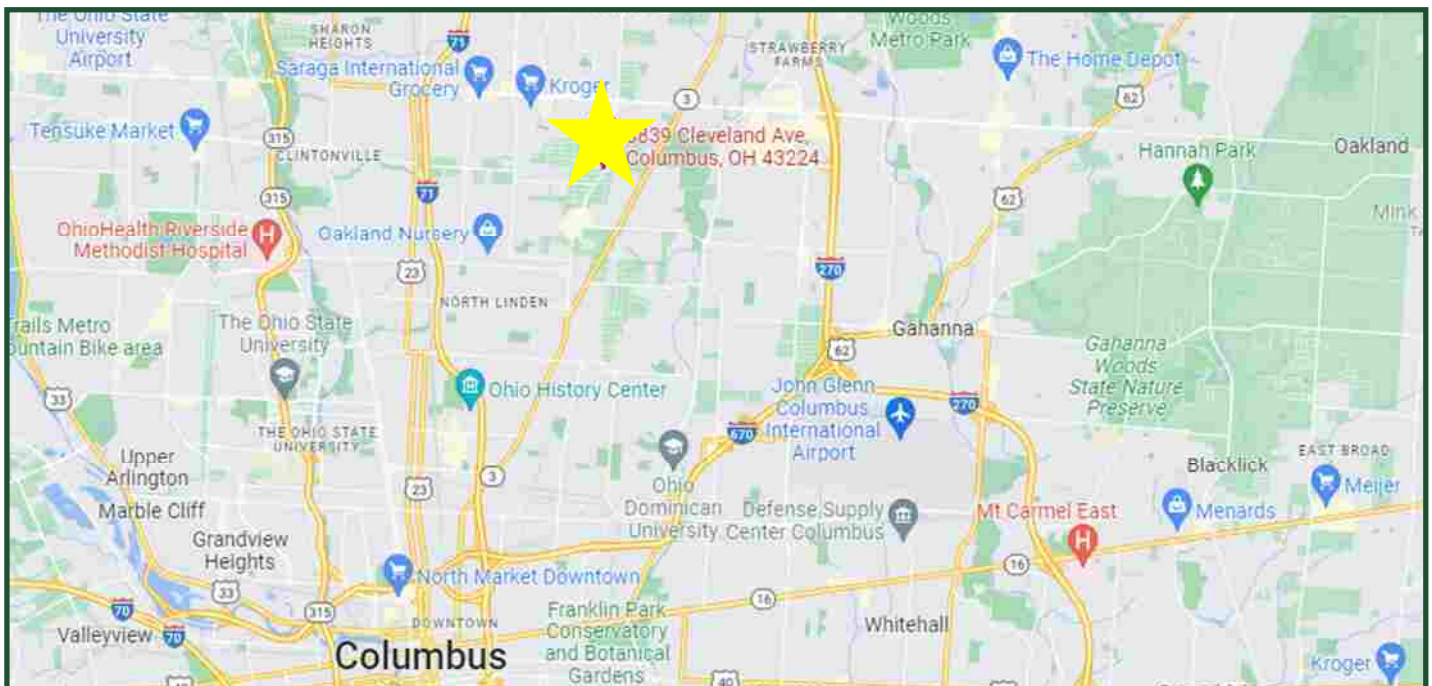
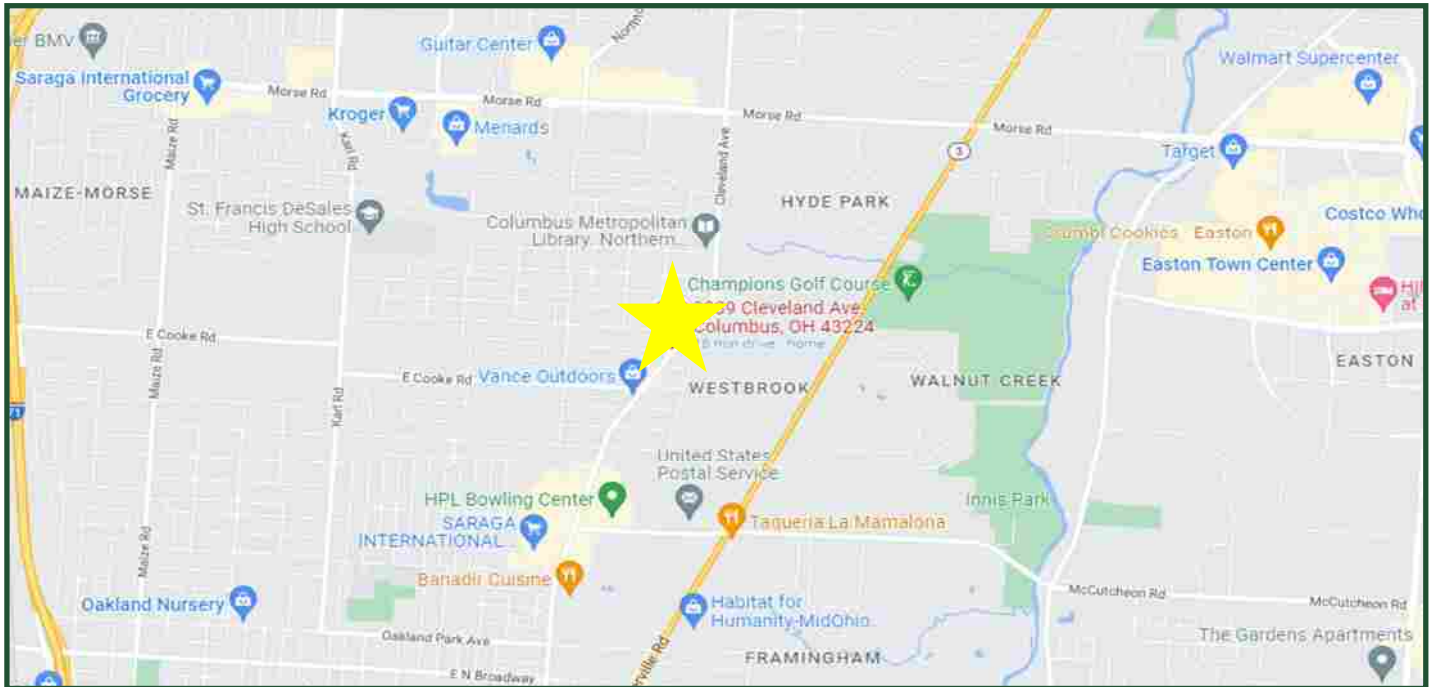
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Map View



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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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