

FOR SALE



\$499,000

2976 W Broad St, Columbus, Ohio 43204

- Fully leased warehouse with retail showroom.
- Total of 2 units with long term tenants.
- 1 10' Drive- In door, 1 8' Drive- In door.
- Front currently lease to employment agency and the back is leased to storage.
- Monument signage present.
- Located on busy W. Broad St with 20,000 cars per day.
- 3-phase power. Zoned C-4
- Approximately +/- 3,816 SF of retail/office space, Approximately +/- 1,879 SF of Warehouse.



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BEST CORPORATE REAL ESTATE
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Customer Full

Commercial-Multiple Use



List Number: 222008935 **Status:** Active **List Price:** \$499,000
Listing Service: **Original List Price:** \$549,900 **List Price Sqft:** \$87.62
VT:

Parcel #: 010-065560 **Previous Use:**
Use Code: **Tax District:** 010 **Zoning:** C4

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): 6,274 **Tax Year:** 2021 **Possession:**
Assessment:

General Information

Address: 2976 W Broad Street **Unit/Suite #:** **Zip Code:** 43204 **Tax District:** 010
Between Street: N Huron Ave & Haldy Ave **City:** Columbus **Corp Limit:** Columbus
Complex: **County:** Franklin **Township:** None
Dist To Interchange: **Mult Parcels/Sch Dis:** **Near Interchange:**

Building Information

Total SqFt Available: 5,695 **Minimum Sqft Avail:** 5,695 **Max Cont Sqft Avail:** 5,695
Bldg Sq Ft: 5,695 **Acreage:** 0.33 **Lot Size:**
Floors Above Ground: 1 **# Units:** **Parking Ratio/1000:**
of Docks: 0 **# Drive-In Doors:** 2 **Total Parking:**
Year Built: 1948 **Year Remodeled:** **Bay Size:**
Traffic Count Per Day: **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: **Sewer:**
Heat Type: **Electric:**
Electric: **Misc Int & Ext Info:**

Services Available:
Construction:
Sprinkler:
Mult Use:
New Financing: **MLS Primary PhotoSrc:** Realtor Provided

Property Description

Fully leased office/warehouse. Total of 2 units with long term tenants. 2 10' Drive- In doors. Front currently lease to employment agency and the back is leased to storage. Monument signage available. Located on busy W. Broad St with 20,000 cars per day. 3-phase power. Zoned C-4 · Approximately +/- 3,816 SF of retail/offpce space, Approximately +/- 1,879 SF of Warehouse

Sold Info

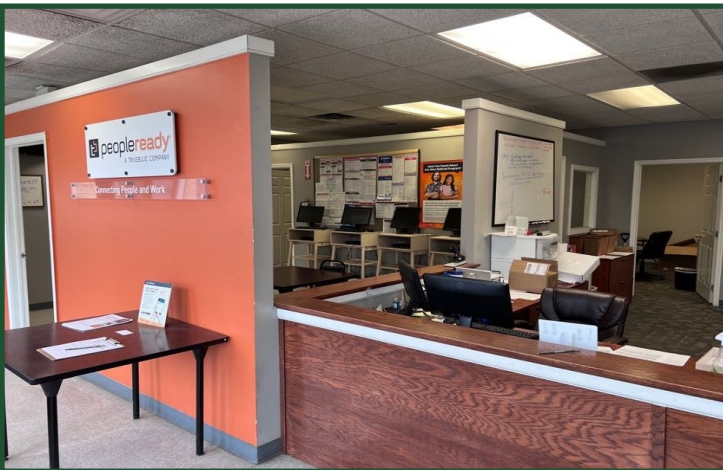
Sold Date: **DOM:** 126 **SP:**
SirCns: **Sold Non-MLS:** No
Concession Comments: **SirAst:**

Sold Non-MLS: No

July 28, 2022 **Prepared by:** Randy J Best

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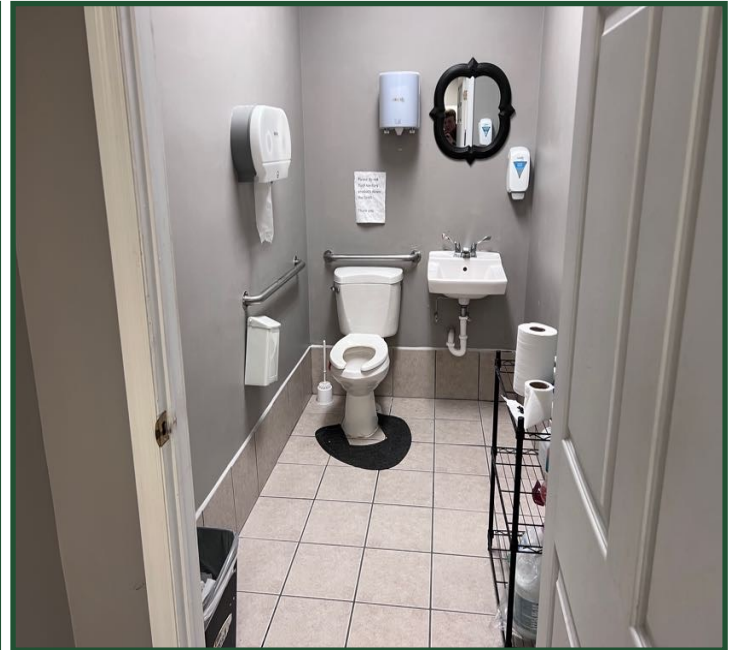


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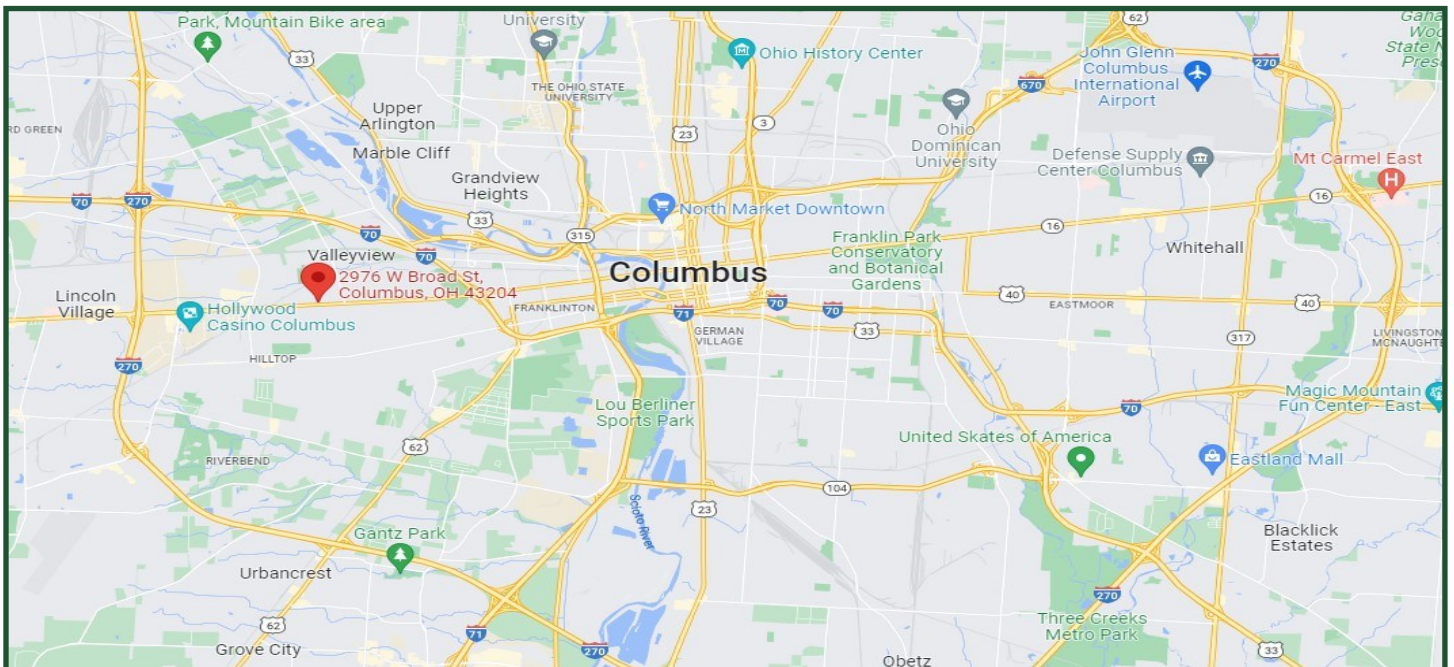
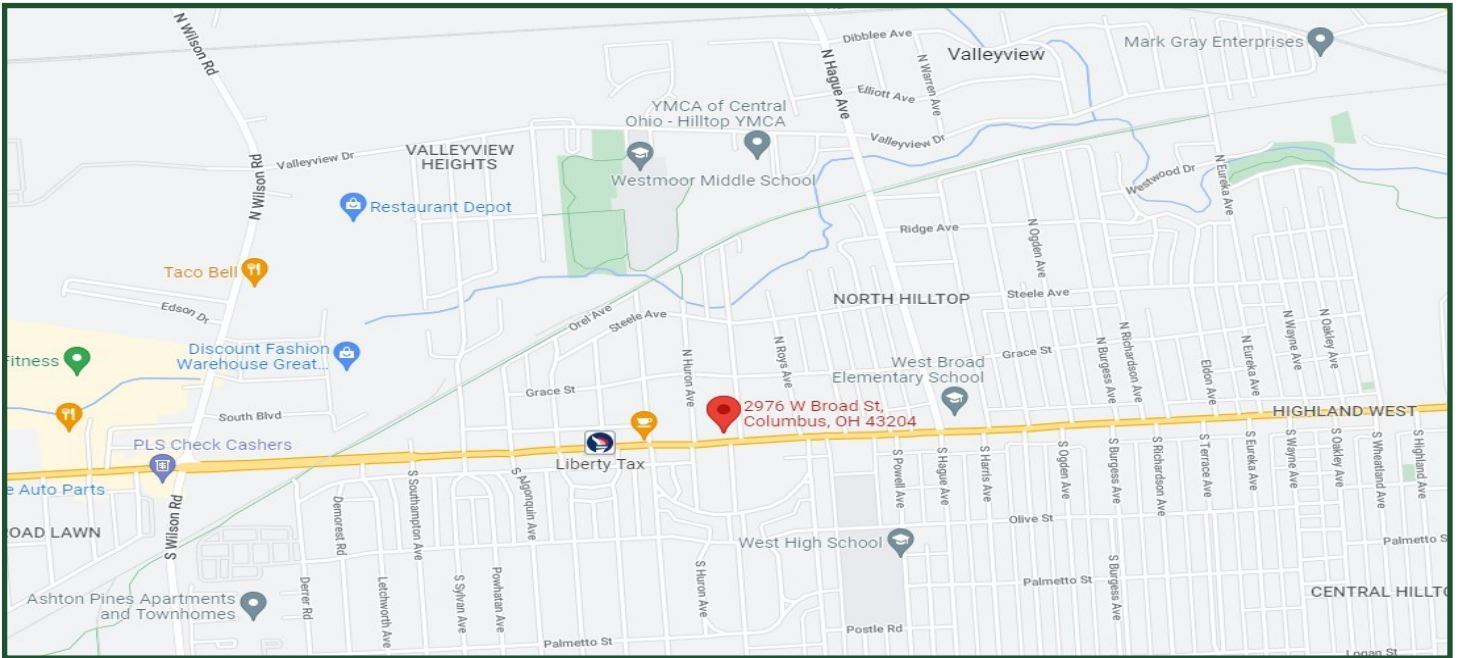
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Map View



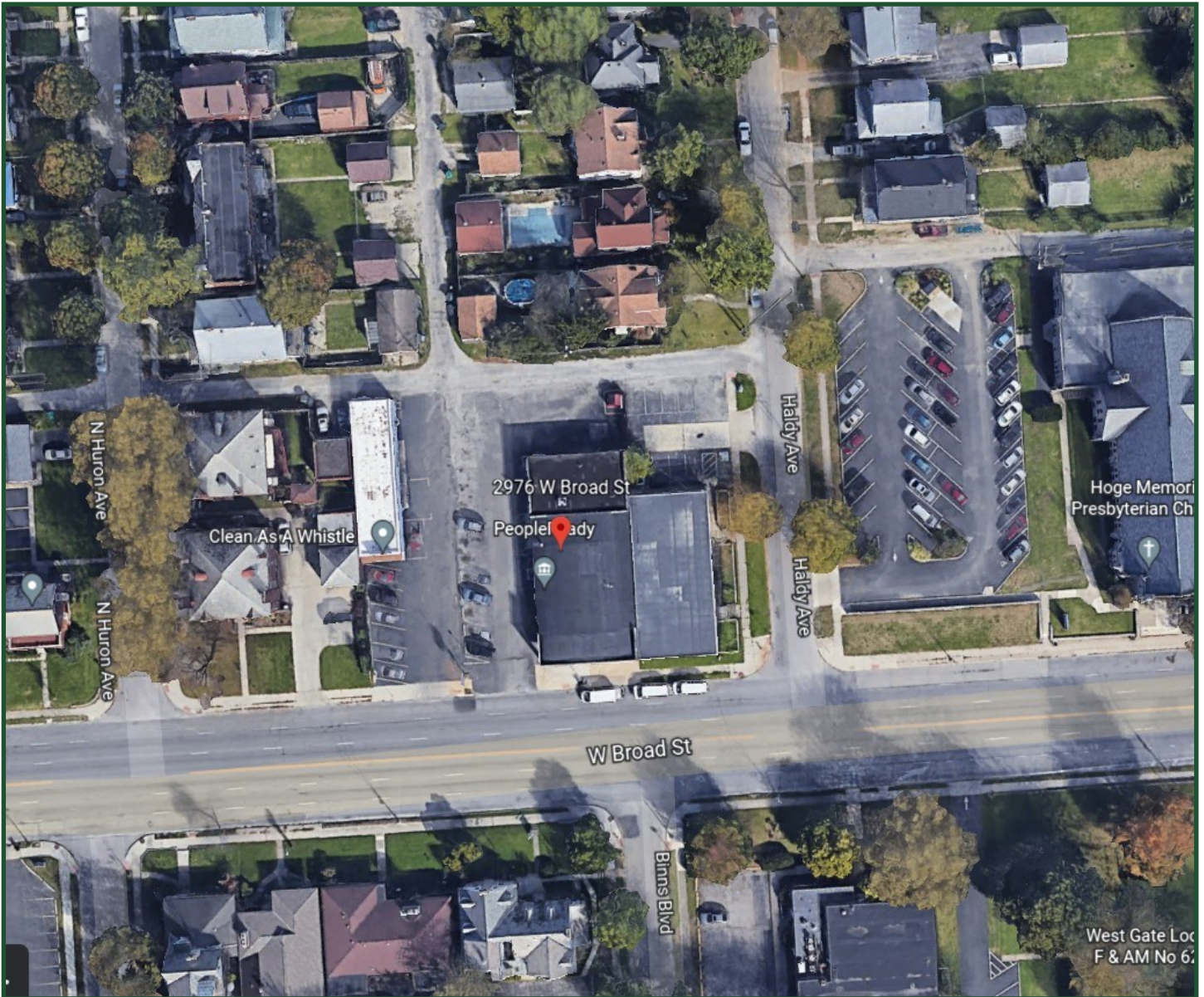
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Ariel View



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Financials

Proforma

Income:

Income: \$40,776

Expenses:

Repairs and Maintenance (estimated): \$(3,000)

Capital Improvements (estimated) : \$(2,000)

Insurance: \$(2,200)

Real Estate Taxes: \$(6,247)

Total Expenses: \$13,474

Net Operating Income: \$27,302

<u>Tenants:</u>	<u>Monthly Rent</u>	<u>Lease Type</u>	<u>Lease Expiration</u>
Labor Ready	\$2,998	Modified	June 30th, 2025
Storage:	\$400	Gross	Month to Month

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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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