

FOR SALE



\$1,400,000

1239 Mt Vernon Ave, Marion, OH 43302

- 3 - commercial parcels on high traffic retail Rt.95 in Marion OH.
- Join: Lowes Hardware, Walmart, Kohls, TJ Max, and multiple other restaurants, banks, and shops.
- Located near the entrance of “The Ohio State University” branch and Marion technical collage.
- Currently multiple automotive use building buildings on site can be razed for redevelopment.
- 1239 & 1253 Mt Vernon Avenue.



[Click Here for Video](#)



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: 223030983

Status: Active

Listing Service:

Original List Price: \$1,400,000

List Price: \$1,400,000

List Price Sqft: \$200

VT:

Parcel #: 120600400

Use Code:

Tax District: 160

Previous Use:

Zoning: Commercial

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): 10,087

Tax Year: 2022

Possession:

Assessment:

General Information

Address: 1239 Mount Vernon Avenue

Between Street: Us Route 23 & Richland Road

Complex:

Dist To Interchange:

Building Information

Total SqFt Available: 7,000

Bldg Sq Ft: 7,000

Floors Above Ground: 1

of Docks: 0

Year Built: 1999

Traffic Count Per Day:

Unit/Suite #:

City: Marion

County: Marion

Mult Parcels/Sch Dis: Yes

Zip Code: 43302

Corp Limit: Marion

Township: None

Near Interchange:

Tax District: 160

Minimum Sqft Avail: 7,000

Acreage: 2.1

Units:

Drive-In Doors: 2

Year Remodeled:

Ceiling Height Ft:

Max Cont Sqft Avail: 7,000

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:

Features

Heat Fuel:

Heat Type:

Electric:

Services Available:

Construction:

Sprinkler:

Mult Use:

New Financing:

Sewer:

Electric:

Misc Int & Ext Info:

MLS Primary PhotoSrc: Realtor Provided

Term Desired:

Will LL Remodel:

Finish Allow/SQFT \$:

Pass Exp Over BaseYr:

Exp Stop \$:

Property Description

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Sold Info

Sold Date:

DOM: 1

SP:

Sold Non-MLS: No

SlrCns:

SlrAst:

Concession Comments:

Sold Non-MLS: No

September 21, 2023

Prepared by: Randy J Best

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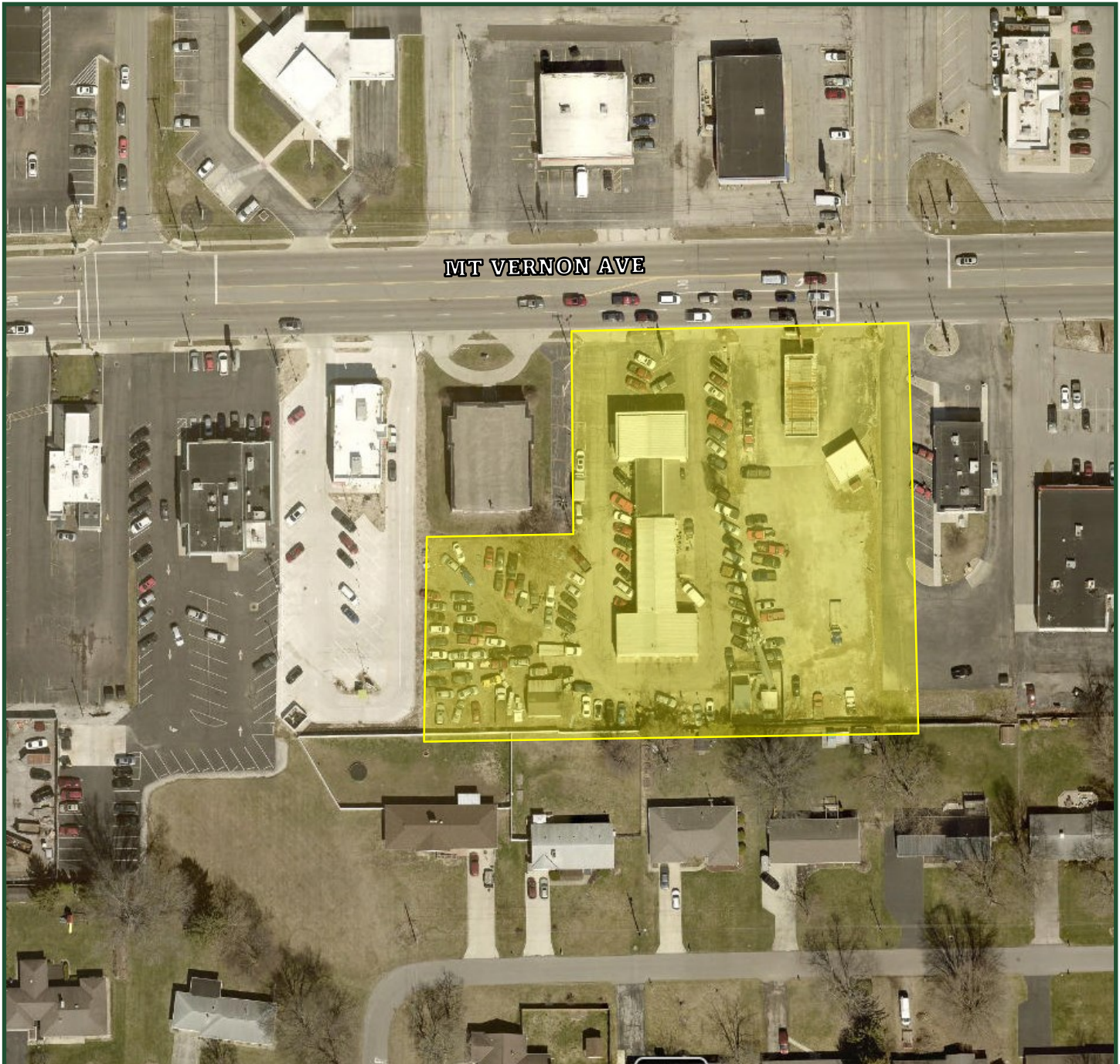
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Aerial View



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Amenities Page

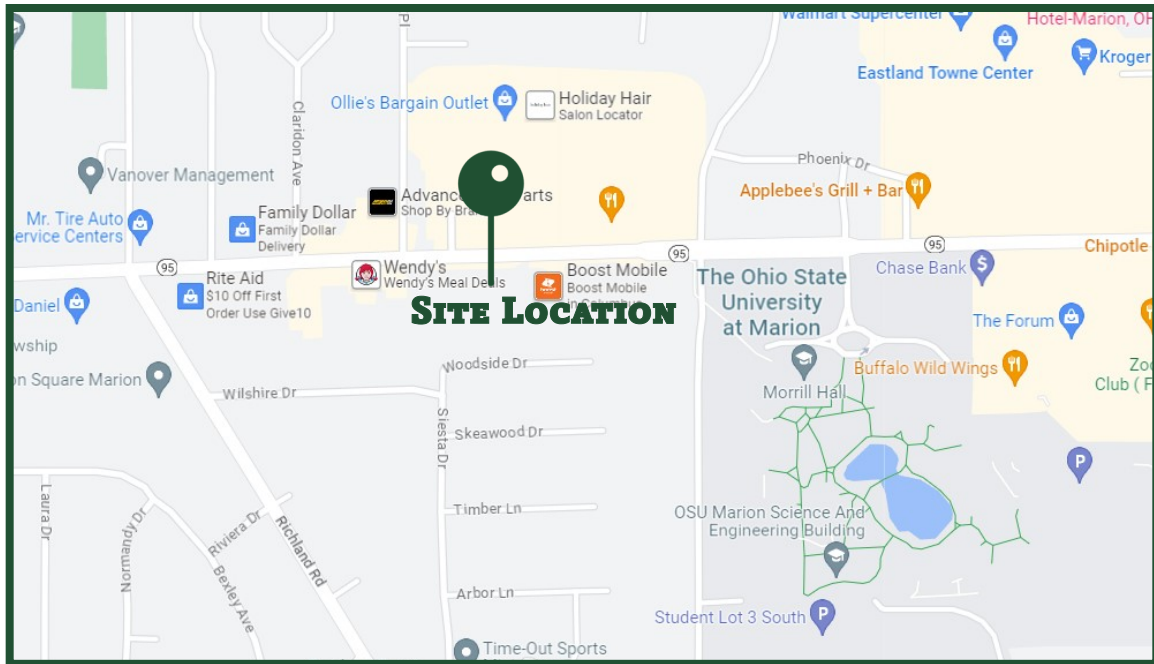


Subject Property

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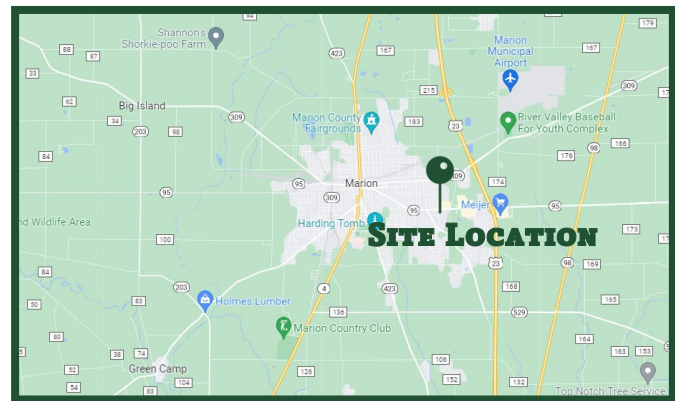


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NEARBY TRAFFIC COUNT

Street	Avg Daily Volume
MOUNT VERNON AVE - CLARIDON AVE	21,459
MOUNT VERNON AVE - PENNSYLVANIA AVE	28,333
RICHLAND RD - WILSHIRE DR	4,148



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		4,168	27,544	45,872
Households (2020)		4,955	14,415	20,003
Avg Household Income (2020)		\$54,396	\$45,550	\$45,927

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