

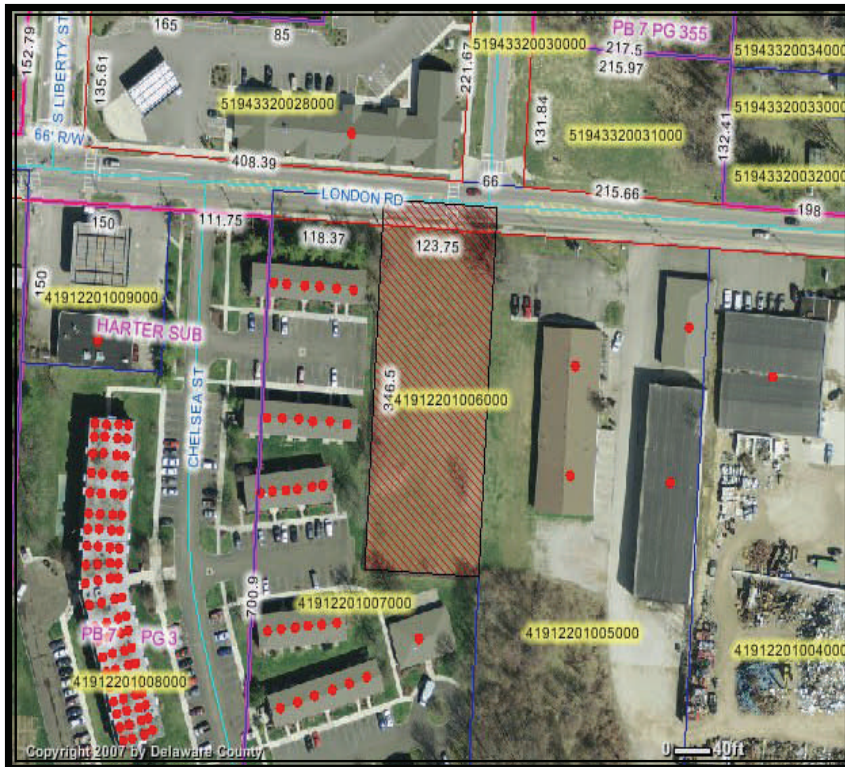


0 LONDON ROAD, DELAWARE, OHIO 43015

FOR SALE: \$150,000

Property Features:

- Possession at closing
- Zoning—Commercial
- Delaware County
- Between South Washington Street and Chelsea Street
- \$2,900 Taxes
- .875 Acreage



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.

A2A-Agent to Agent Remarks**Land/Farm****Status:** Active
MLS#: 212006336**LP:** \$150,000 **Original LP:** 150000
Photos: 1 **VT:**
Listing Agreement Type: Exclusive Right to Sell (ERS)**Parcel #:** 41912201006000
Previous Use: none
Tax Dist: 14**Y Trfc Cnt:**
Zoning: Com**Acreage:** 0.875
Min Acreage: 0.875
Min SqFt Avail:**Lot Size (Fr/Dpth):**
Max Acreage: 0.875
Max Cntg SF Av:
Road Frontage: 124
Useable:**Tillable Acres****# Dwellings:** 0
Year Built:
Bldg SqFt:**# of Bldgs:** 0
Before 1978: n
Possession: at closing**Year Remod:****General Information****Address:** [0 London Rd](#)**Unit/Suite #:****City:** Delaware**Zip:** 43015**Between Strt:** S Washington & Chelsea St**County:****Corp Limit:** Delaware**Township:** None**Subdivision:**[Delaware](#)**School District:** DELAWARE**Complex Name:****Multi Parc:** N**School District:** DELAWARE**Distance to Nearest Intersection:** .83 miles SR 36**Financials****Gross Income:****Tax Incentive:** n**NOI:****Taxes (yrly):** \$ 2,900**Assessment:****For Sale:** Yes**Price per Acre:** \$ 171,428.57**Mortgage Balance:****For Lease:** No**Lease Price:****Terms Desired:****For Exchange:** No**Addl Acc Cond :** NONEKNOWN[Additional Financials/Expenses](#)**Features****Miscellaneous:** PUBLIC TRANS
Alternate Uses: COMMERCIAL
New Financing: CONVENTIONAL**Primary Photo Source:** Realtor Provided(Time limited)**Property Description****A2A-Agent to Agent Remarks****Listing Info****Property Type:** DEVELOPMENT
Auction:**Date:****Deposit Req:****Cond:****SUB AGENCY:** 0**BUYBROK/REN REP:** 3%**VRC:** N**Internet:** Y**List Office:** 01970

Best Corporate Real Estate

LD: 02/28/2012**XD:** 09/10/2012**List Agent:** 311236

Randy Best

614-559-3350

Ofc Fax: 614-559-3390**Agent EMail:** rbest@bestcorporaterealestate.com

614-397-8380

Agent Other Phone: (614) 397-8380**Additional Contact Info:****Pref Agt Fax:****Showing Phone #:** 614-559-3350**Sold Info****Contract Date:****Sold Date:****Imprln:****DOM:** 2**SP:****Sell Office:****Fin:****Sell Agent:****SlrCns:****SlrAst:****Wednesday, February 29, 2012 9:50 AM***Information deemed reliable but not guaranteed***Prepared by:** Randy Best*Copyright: 2001 - 2012 by Columbus and Central Ohio Regional MLS**All photographs are copyrighted and only those displaying the CBR-MLS logo may be re-used without the photographer's proper authorization.*

0 London Rd

Land For Sale in Delaware



Property ID: 188654

Location

0 London Rd
 Delaware, OH 43015
Park/Complex
Market: Outlying
Submarket: North Delaware County
Cross Streets: London and Liberty

Listing Summary

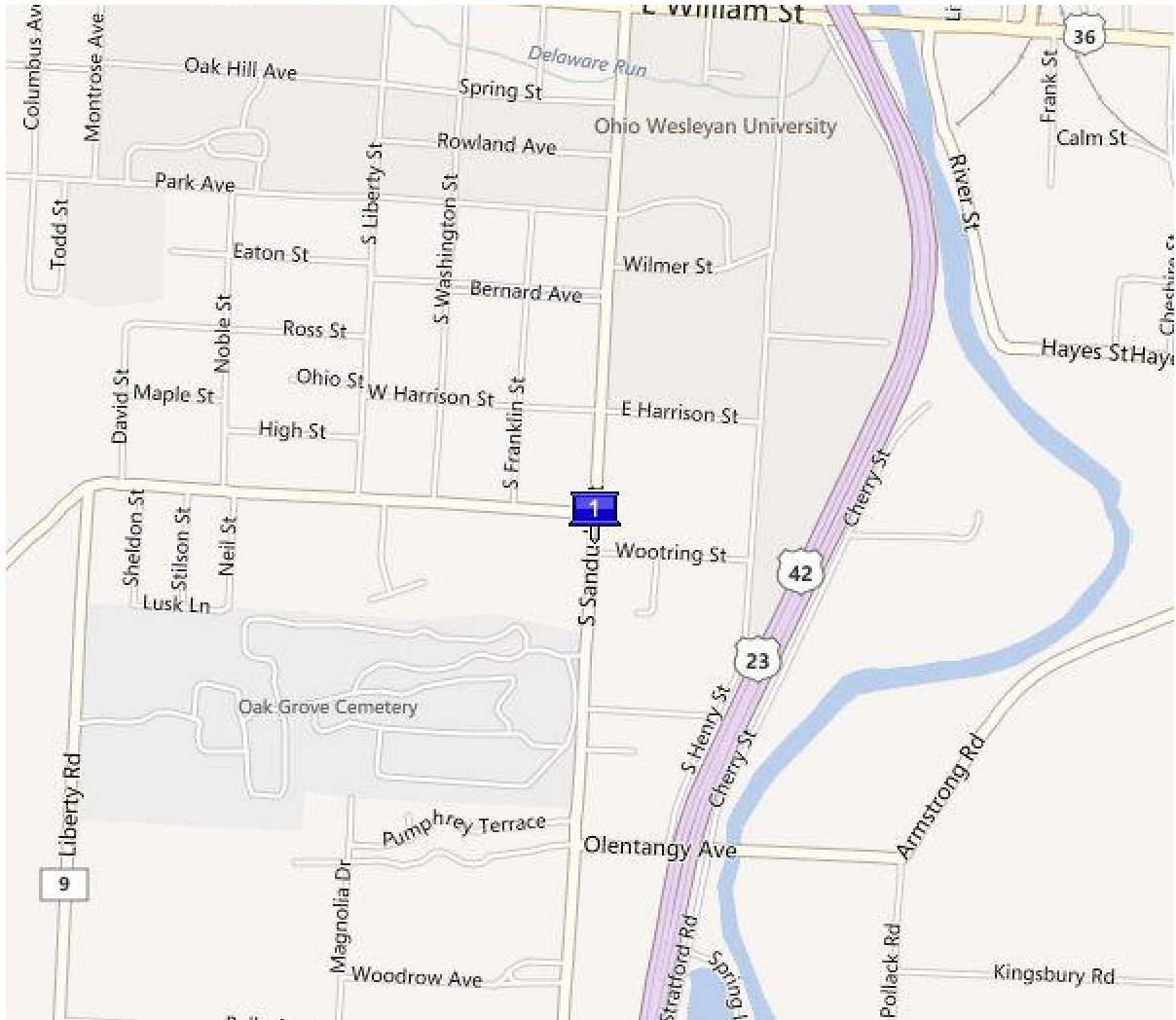
Sale Type	Inv. or Owner/User
Price	\$150,000
Price/Ac	\$171,428.57/Ac.
Price/SF	\$3.94/SF

Property Description

Lot Size Ac.	0.875 Ac.	Frontage		Gas	Yes
Lot Size SF	38,115 SF	Depth		Electricity	Yes
Divisible	No	Zoning	B-3	Water	Yes
				Sewer	Yes
				Rail	No



Property Map



Map Legend

- 1) 0 London Rd, Delaware, OH 43015
-

Columbus Region Overview

Columbus Ohio Region is a growing metropolitan area of 1.8 million people. Columbus is the 15th largest city in the United States, the state capital and the largest city in Ohio. This eight county region spans 4,000 square miles, however the greatest concentration is in Franklin County where 1.1 million people reside.

The entire region has an annual growth rate of 1.3% and has the second fastest MSA (Metropolitan Statistical Area) of growth in the Midwest.

There are many Fortune 1000 companies headquartered in the region. American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Batelle, are just to name a few.

In addition, Greater Columbus is home to over 30 plus nationally and internationally recognized colleges and universities including The Ohio State University, the largest college in the country.

Columbus has a diverse well balance stable economy. In 2009, Business Week named the city as the best place in the country to raise a family. Forbes Magazine in 2008 ranked the city as one of the up and coming tech cities in the nation. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Some other region quick facts:

- Port Columbus International Airport provides service to 33 destinations daily.
- 147,000 college and graduate students are currently enrolled in the region.
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual (Arts & Music) organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. Forty seven percent of the United States population and fifty three percent of the manufacturing capacity of the entire nation are within a 24 hour drive from Columbus.

Source: Columbus Chamber of Commerce and Columbus 2020

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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.

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