



521 N CENTER ST, PICKERINGTON, OHIO

FOR SALE \$250,000

Property Features:

- Church Property with a large sanctuary
- 6.91 acres with parking lot and fenced in play area
- First floor – 4500 sq ft
- Lower Level -4500 sq ft
- For sale with all furnishings, fixtures and equipment (musical equipment & office excluded in sales price)
- 6-7 Daycare rooms
- Stage area
- Fully equipped kitchen



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**Commercial****ML#:** 212034718**Status:** Active
List Agr Type: ERS
Original LP: \$250,000**LP:** \$250,000
Photos: 12
VT:**Parcel #:** 0410800100
Use Code:**Tax Dist:** 041**Previous Use:**
Zoning:**For Sale:** Yes
Occupancy Rate:**For Lease:** No**For Exchange:** No
Mortg Balance:**Gross Inc:** \$0
Total Op Exp: \$0
NOI: \$0**Condo Fee:**
Addl Acc Cond : NONEKNOWN**Taxes (Yr):**
Assessment:**Tax Yr:****Tax Incentive:**
Possesion: 30 days**General Information****Address:** [521 N Center St](#)
Between Street: Refugee & W Columbus St
Complex:
Distance to Interchange:**Unit/Suite #:**
City: Pickerington
County: [Fairfield](#)
Multi Parc:**Zip:** 43147
Corp Limit: Pickerington
Township: None
Near Interchange:
Tax Dist: 041**Building Information****Tot Avail SqFt:**
Tot Bldg SqFt: 4,500
Flrs Abv Gnd: 1
of Docks: 0
Year Built: 0
Traffic Count:**Min SqFt Avail:** 0
Acreage: 6.910
of Units:
of Drive-In Doors: 0
Year Remodeled:
Ceiling Height:**Max Cntg SF Avail:** 0
Lot Size:
Parking:
Bay Size:

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

Financials**Lease Rate \$/SqFt:** \$0
Exp Paid By: L T Reimburse L T Contracts Directly
ALL
RE Taxes:
Bldg Insurance:
Utilities:
Maint/Repairs:
Janitorial:
CAM:
Cu Yr Est \$/SF \$0 per above checked items**Terms Desired:****Will Landlord Remodel:**
Finish Allowance/SqFt:
Pass-Thru of Exp ovr Base Yr:
Exp Stop:[Additional Financials / Expenses](#)**Features****Primary Photo Source: Realtor Provided(Time limited)****Property Description**

In the city of Pickerington, this one story w/lower level offers a large sanctuary w/all the fixtures & equipment for church services & a full daycare. 1st Floor is 4,500 sq ft & includes, sanctuary, stage area, offices, 3 bathrooms & 2 daycare rooms. Lower level also 4500 sq ft includes large playroom, fully equipped kitchen, 3-4 daycare rooms & storage rooms. Exterior has fenced in play area w/playground equipment. Musical equipment & office equipment excluded from sales price.

A2A-Agent to Agent Remarks

All showings must be confirmed in advance and during the work week. Sanctuary capacity: 180 people (per owner) and possible expansion of daycare: 103 people (per owner)

Listing Info**Property Type:** CHURCH**Auction:****SUB AGCY:** N**Date:** pre-2012
BUYBROK/TENREP: Y
Best Corporate Real Estate
Randy Best**Deposit Req:** 3.00% pre-2012**VRC:** N
Internet: Y
614-559-3350
614-397-8380**LD:** 10/17/2012
Ofc Fax: 614-559-3390
Agent Other Phone: (614) 397-8380
Pref Agt Fax:**Cond:**
XD: 10/01/2013**Agent EMail:** rbest@bestcorporaterealestate.com**Showing Phone #:** 614-559-3350**Additional Contact Info:****Sold Info****Contract Date:****Sold Date:****Imprln:****DOM:** 1**SP:****Sell Office:****Fin:****Sell Agent:****SlrCns:****SlrAst:**

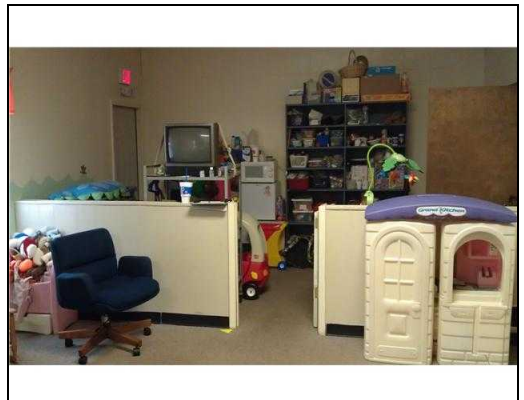
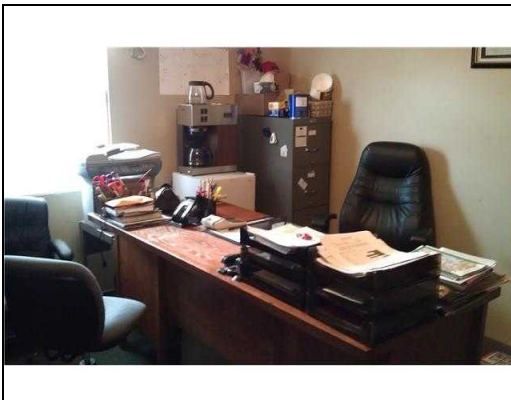
Wednesday, October 17, 2011 11:43 AM

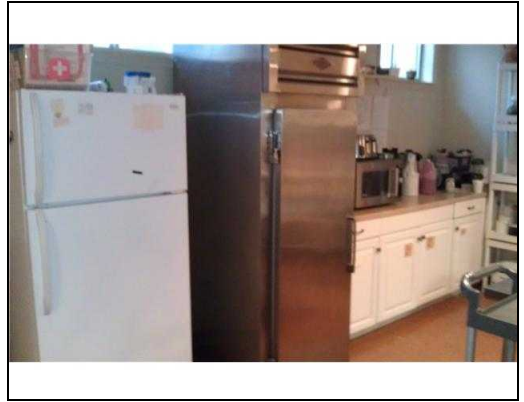
*Information deemed reliable but not guaranteed***Prepared by:** Randy Best*Copyright: 2001 - 2012 by Columbus and Central Ohio Regional MLS**All photographs are copyrighted and only those displaying the CBR-MLS logo may be re-used without the photographer's proper authorization.*

212034718

521 N Center St

\$ 250000







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