

Customer Full	Commercial-Restaurant
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List Number: 218037728	Status: Active Listing Service: Original List Price: \$525,000	List Price: \$525,000 Showing Start Date: 10/05/2018 List Price Sqft: \$77.79 VT:
Parcel #: 010-250935	Tax District: 010	Previous Use: Auto Title
Use Code:	For Sale: Yes For Lease: Yes	Zoning: Commercial
Occupancy Rate: 0	Gross Income: 0 Total Op Expenses: 0 NOI: 0	Exchange: No Mortgage Balance:
Tax Abatement: No Taxes (Yrly): 14,310 Assessment:	Abatement End Date: Tax Year: 2017	Assoc/Condo Fee: Addl Acc Cond: None Known Tax Incentive: Possession: Closing / Leasing

General Information

Address: 3588 S High Street Between Street: High View Blvd. & Obetz Rd. Complex: Dist To Interchange:	Unit/Suite #: City: Columbus County: Franklin Mult Parcels/Sch Dis: No	Zip Code: 43207 Corp Limit: Columbus Township: Hamilton Near Interchange: 270	Tax District: 010
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Building Information

Total SqFt Available: 6,749 Bldg Sq Ft: 6,749 # Floors AboveGround: 1 # of Docks: 0 Year Built: 2000 Traffic CountPerDay:	Minimum Sqft Avail: 6,749 Acreage: 2.04 # Units: 1 # Drive-In Doors: 0 Year Remodeled: Ceiling Height Ft:	Max Cont Sqft Avail: 6,749 Lot Size: 122 452 Parking Ratio/1000: Total Parking: 30 Bay Size:
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Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1: 1	6,750	10/05/2018	3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 8.88 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:	Term Desired: 3-5 years Will LL Remodel: Finish Allow/SQFT \$: Pass Exp Over BaseYr: Exp Stop \$:
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Features

Heat Fuel: Heat Type: Electric: Services Available: Construction: Other Sprinkler: Mult Use: Automotive; Bank; Church; Entertainment; Office; Restaurant; Retail; Service Station New Financing:	Electric: Misc Int & Ext Info: MLS Primary PhotoSrc: Realtor Provided
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Property Description

Huge property for sale / lease (6,750 Sqft. on 2 acres!) Previous restaurant and auto loan / title location. Tenant left Oct. 2018. Property still has kitchen, coolers, management office, bathrooms, bar, etc. It is improved with front office area & reception area. Property is great for owner user or investors. Uses are vast. Use it for retail / office / restaurant or convert it to auto use / strip center. If you divide it, you maybe able to get 3-4 units. Plenty parking. Be close to 270 in the heart of retail (tenants near by include McDonald's, Tim Horton's, Hardee's, Kroger, Los Mariachi's & many others)! You need to be here!

Sold Info

Sold Date:	DOM: 1	SP:
	SlrCns:	Sold Non-MLS: No
Sold Non-MLS: No		SlrAst:

October 05, 2018

Prepared by: Andrew A Balalovski

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20181005_120546



20181005_120609



20181005_120620



20181005_120659



20181005_120716



20181005_120738



20181005_120804



20181005_120820



20181005_120829



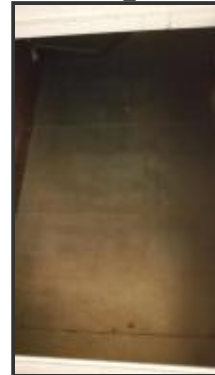
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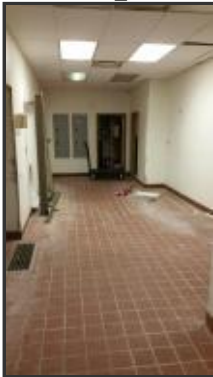
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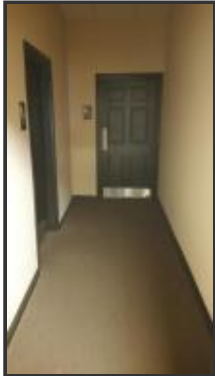
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3588 S. High St. Front Picture

