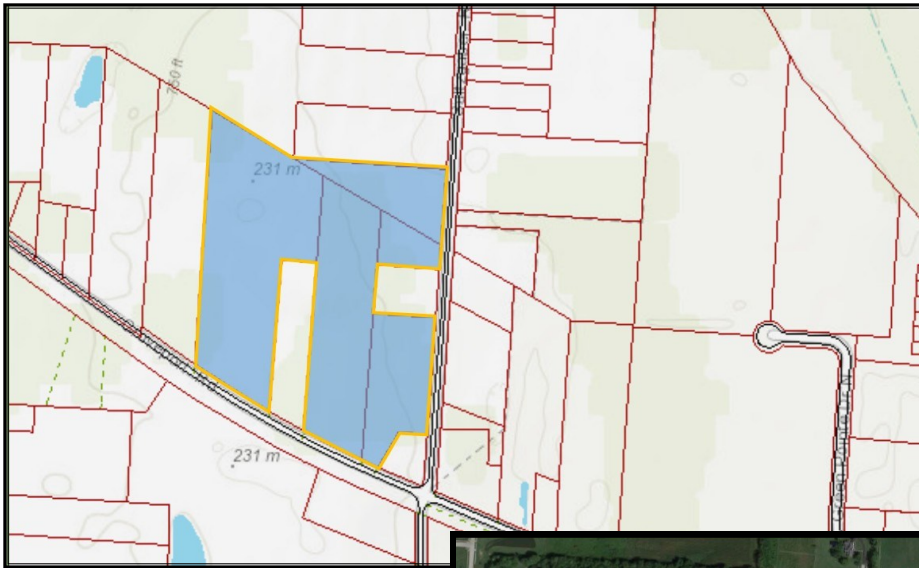




0 GROVEPORT RD, GROVEPORT, OH

LIST PRICE: \$865,000



Property Features:

- Multi-Parcel Assemblage
- 19.176 Acres with the possibility of adding an additional 3.647 acres.
- Located on the corner of Groveport and Saltzgaber Rd.
- Traffic Count is 9,300 cars per day on Groveport Road
- 15 Year 100% tax abatement available



BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM 614-570-9488
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350
FAX: 614-559-3390

EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM

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.

0 Groveport

1

Groveport, OH 43125 | Franklin County | Greater Franklin County Market | South Submarket

19 Acres - Other site 835,307 SF

For Sale at \$865,000 (\$45,108.47 /Acre)



Multi-parcel assemblage on Groveport Rd available for sale. 19.176 Acres with the possibility of adding an additional 3,647 acres located at the corner of Groveport Rd and Saltzgaber Rd, 15 year 100% tax abatement available. 5 Parcels, 185-002772, 180-001505, 180-004961, 185-002774 and 185-002773

Property Type	Other	Gas	No
Specific Use	Other	Water	No
Lot Size	19.18 Ac.	Electricity	No
Lot Size SF	--	Sewer	No
Zoning	--	Sale Price	\$865,000
Will Divide	--	Price/Acre	\$45,108.47
Rail	--	Price/SF	\$1.04
Rail Provider	--	Min Divisible	--
Flood Plain	--	Rental Rate	----
Parcel #			

Listing Company Best Corporate Real Estate - James Mangas CCIM (614) 559-3350x 15

Customer Full**Land/Farm-Development**

Status: Active
List Number: 217041348

List Price: \$865,000
Original List Price: 865,000
Showing Start Date: 11/17/2017
VT:

Parcel #: 185-002772

Addl Parcel Numbers: 180-001505 180-004961 185-002774 185-002773

Traffic Count PerDay:

9,298

Zoning: Rural

Previous Use:

Tax District: 185

Acreage: 19.18
Minimum Acreage:
Minimum SF Avail:
Tillable Acres:
Lot Size (Front): 654.77

Lot Size (Side): 1004.8
Lot Characteristics:
Max Contiguous SF Av:
Road Frontage:
Useable Acres: 19.18

of Dwellings:
Year Built:
Building Sq Ft:

Year Remodeled:
of Buildings:
Built Prior to 1978: No
Possession:

General Information

Address: 0 Groveport Road
Between Street: Bixby & Satzgaber
Subdiv/Cmplx/Comm:
Dist To Intersxn:

Unit/Suite #:
City: Groveport
County: Franklin
Multiple Parcels: Yes

Zip Code: 43125
Corp Limit: Groveport
Township: Madison
School District: GROVEPORT MADISON LSD 2507 FRA CO.

Financials

Gross Income: 0
Tax Abatement: Yes
Taxes (Yrly): 2,026
For Sale: Yes
For Lease: No
For Exchange: No

Tax Incentive:
Abatement End Date: 12/31/2032
Tax Year: 2016
Price Per Acre:
Addl Acceptance Cond: None Known

Net Operating Income: 0
Total Expenses: 0
Assessment:
Mortgage Balance:

Features

Services Available: Electric; Gas; Sanitary Sewer; Storm Sewer; Water

Construction:

Miscellaneous:

MLS Primary PhotoSrc: Realtor Provided

Property Description

Multi-parcel assemblage on Groveport Rd available for sale. 19.176 Acres with the possibility of adding an additional 3,647 acres located at the corner of Groveport Rd and Saltzgaber Rd, 15 year, 100% tax abatement available.

Sold Info

Sold Date:

DOM: 5

SP:

Sold Non-MLS: No

SirCns:

SirAst:

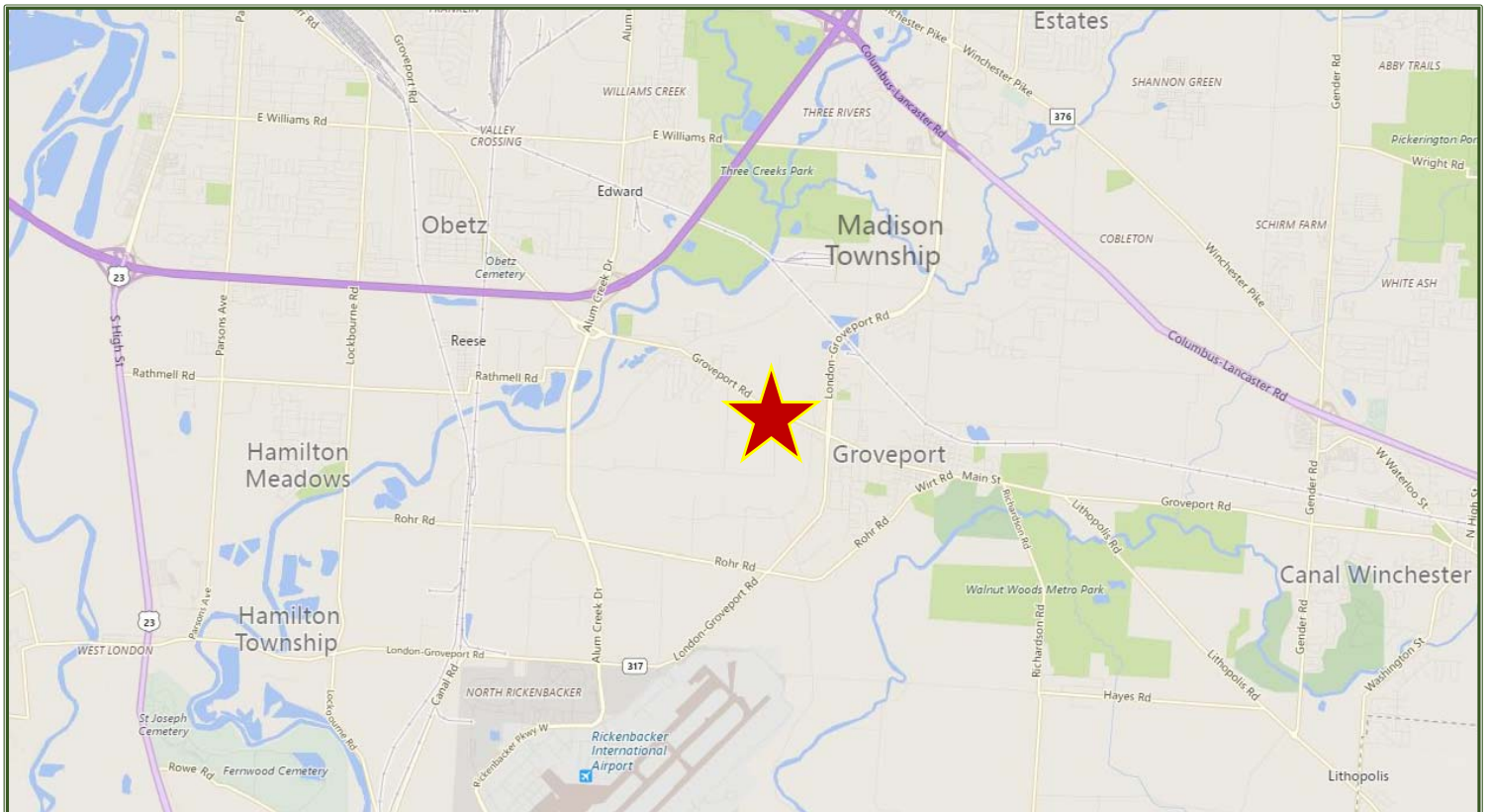
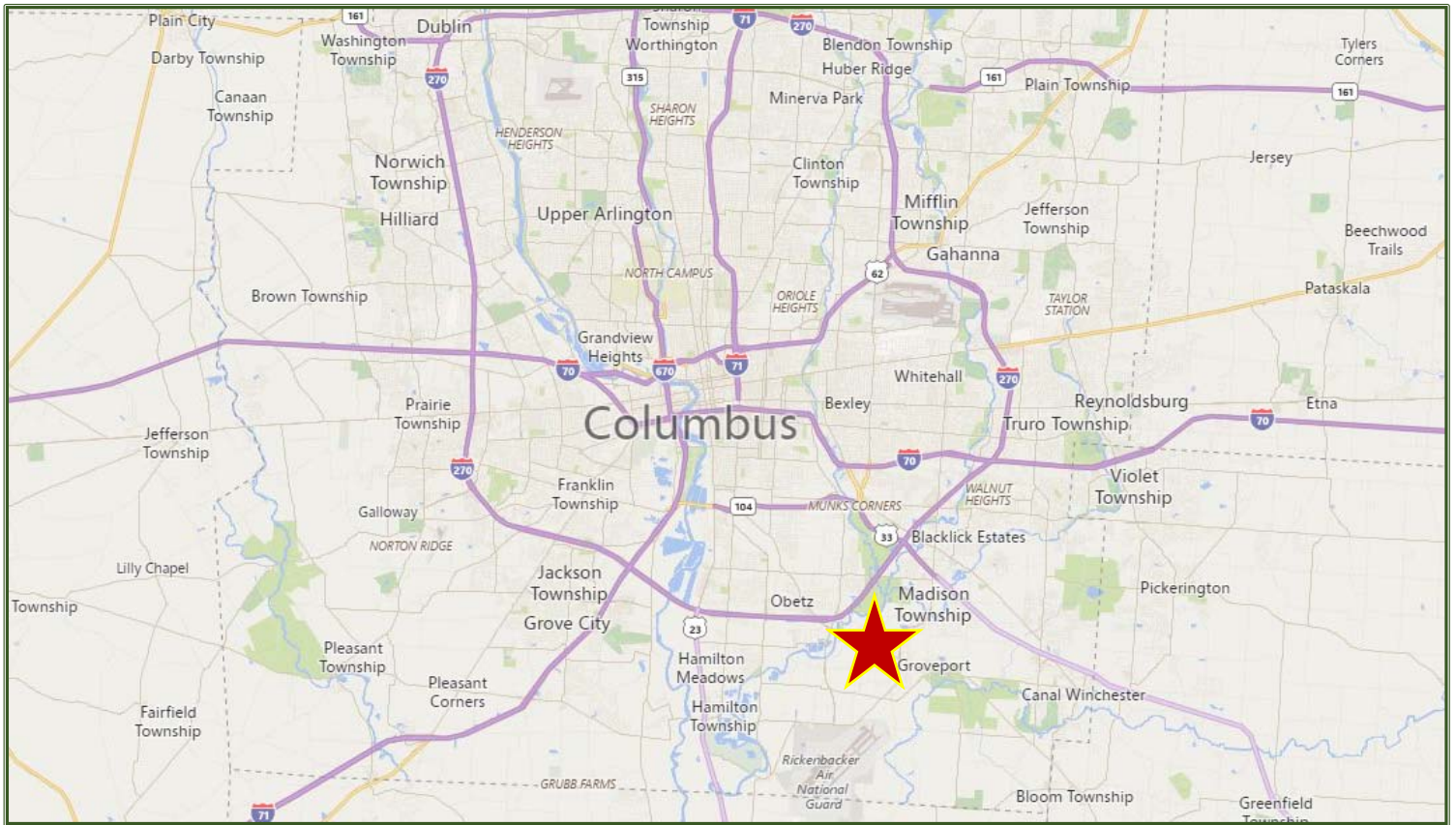
Sold Non-MLS: No

November 21, 2017

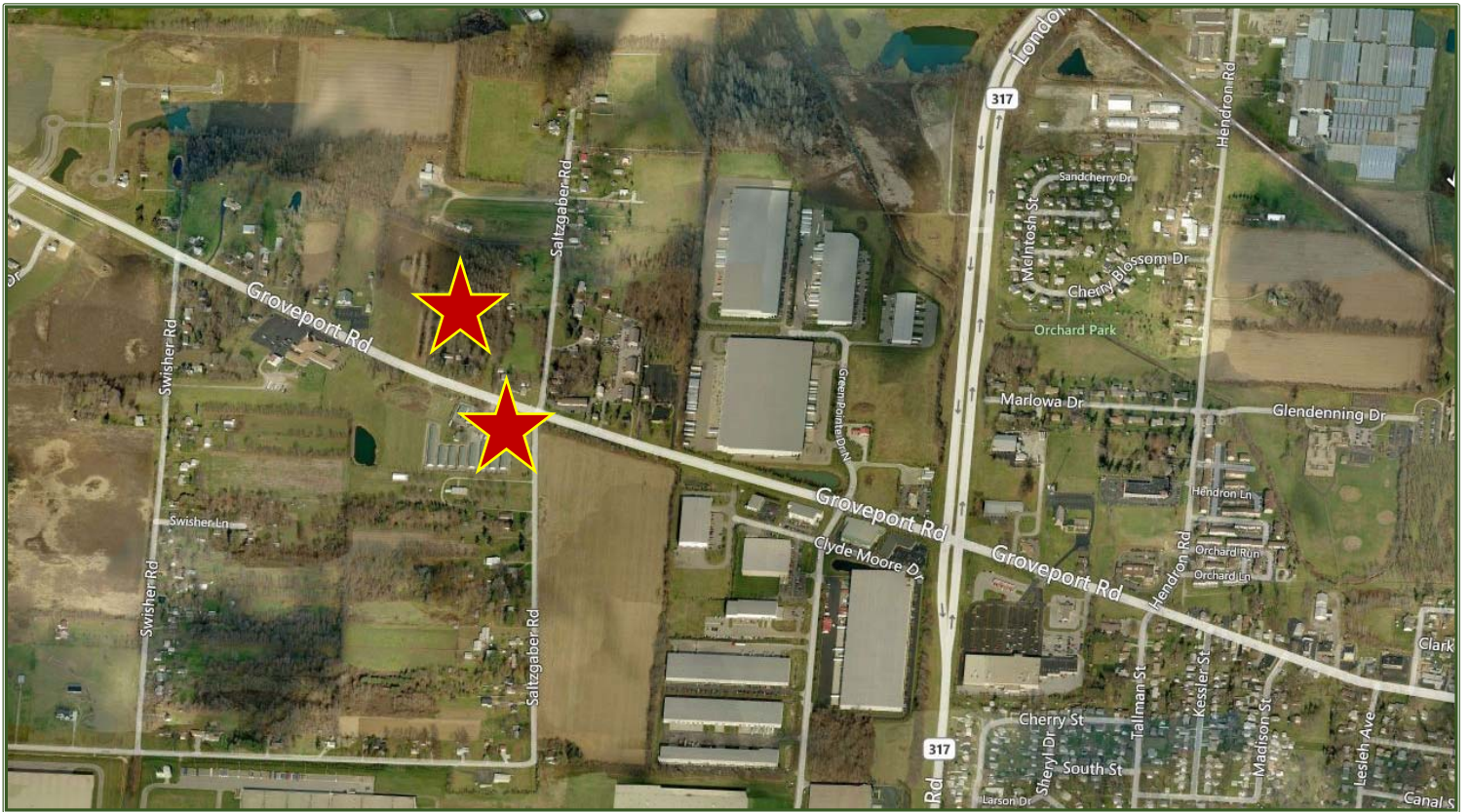
Prepared by: Randy J Best

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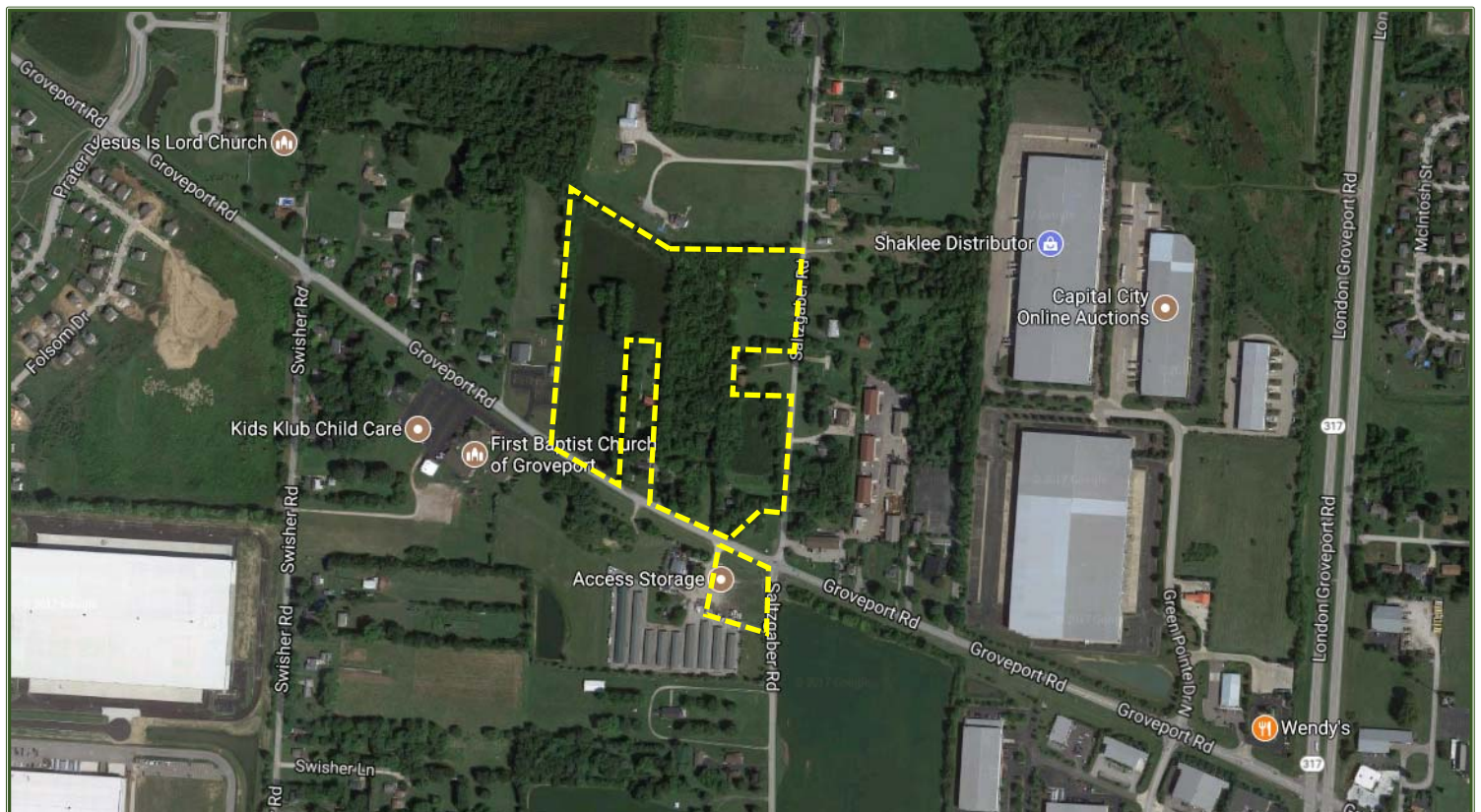
Development Land Groveport, Ohio



Development Land Groveport, Ohio



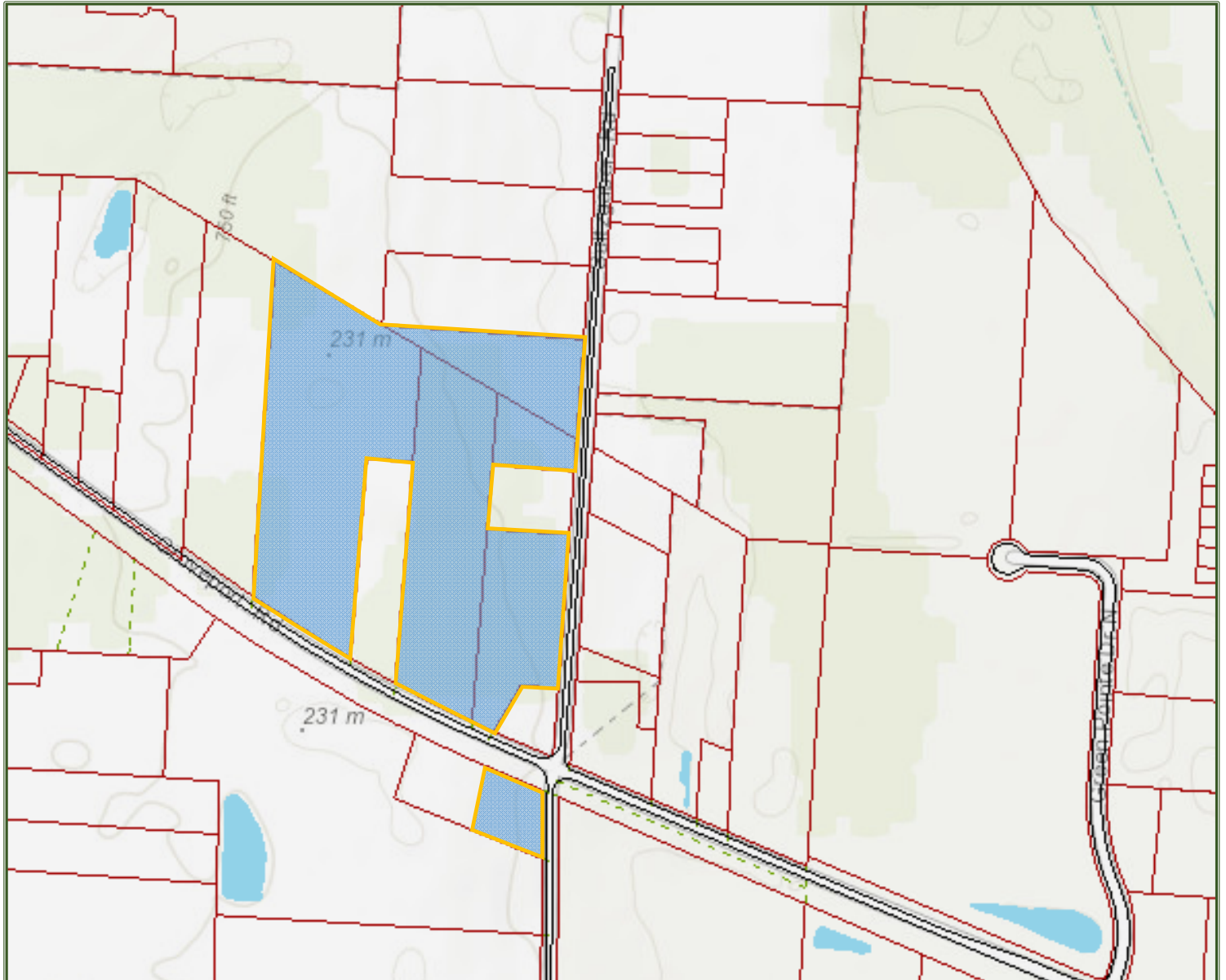
Development Land Groveport, Ohio



Development Land Groveport, Ohio



19.176 acre assemblage
additional three parcels potentially available
1 acre for retail development



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Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

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