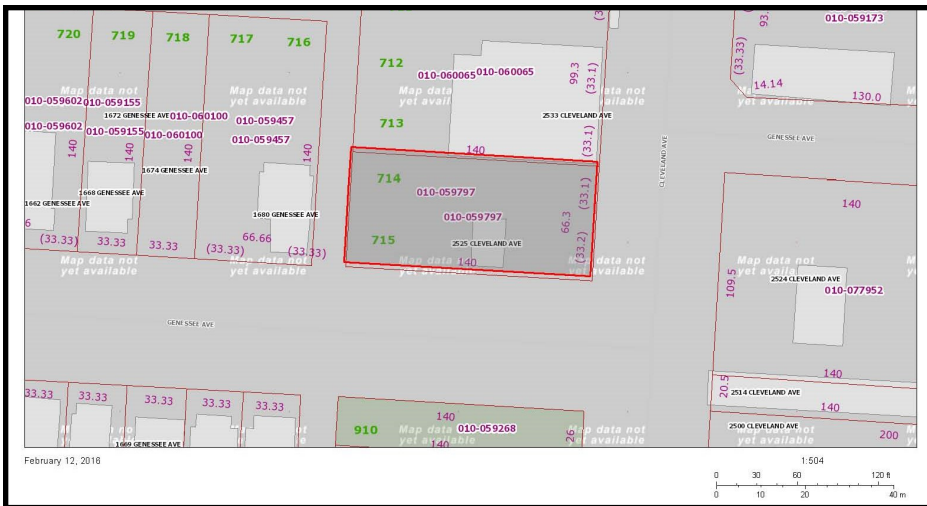




2525 CLEVELAND AVE., COLUMBUS, OH

FOR SALE: \$125,000



Property Features:

- Established Used Car Lot
- Small Office
- Lot Size 66' x 140'
- Corner lot Cleveland Ave and Genessee
- Flat lot, can easily fit 60+ used vehicles
- Current Tenant is Month to Month

BEST CORPORATE REAL ESTATE
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FAX: RBEST@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.

2525 Cleveland Ave

Columbus, OH 43211 | Franklin County | North Central Market | Short North/Campus Submarket

384 SF Special Use - Auto Dealership Bldg with 384 SF

For Sale at \$125,000 (\$325.52 PSF)



Established Used Car Sales Lot with small office. Lot Size 66' x 140' Current tenant is month to month

Property Type Auto Dealership	Land Area 0.21 Ac.
Bldg Size 384 SF	Zoning C4
Status Existing	Sublease No
Year Built 1986	% Occupied 100%
Building Class	Available SF 384 SF
Stories 1	Max Contig --
Typical Floor 384 /SF	Min Divisible --
Parking Spaces 38	Rental Rate ----
Parking Ratio 98.95 /1000 SF	Sale Price \$125,000
Tenancy Single-Tenant	Price/SF \$325.52 /SF
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF --
Parcel #	

Listing Company **Best Corporate Real Estate - Randy Best, CCIM (614) 559-3350x 12**



2525 Cleveland Ave

2525 Cleveland Ave, Columbus, OH 43211



Presented by
Best Corporate Real Estate



010-059797 03/21/2014

Price: \$125,000

Established Used Car Sales Lot with small office. Lot Size 66' x 140' Current t

2525 Cleveland Ave

2525 Cleveland Ave, Columbus, OH 43211

Property Photos

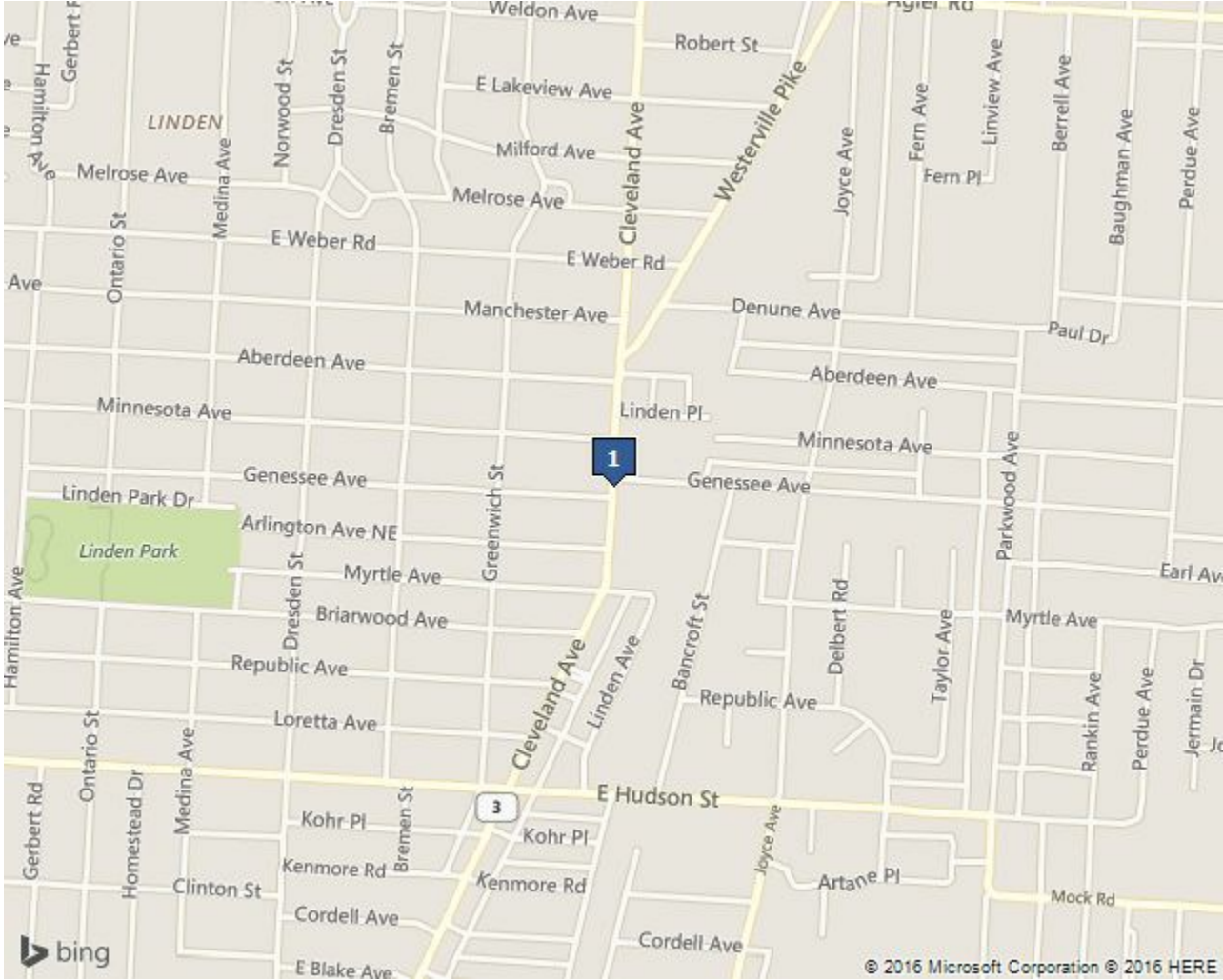


010 059797 00 03/21/2010

2525 Cleveland Ave

2525 Cleveland Ave, Columbus, OH 43211

Location



Location Description

Corner of Genessee and Cleveland Ave

Disclaimer And Confidentiality Agreement

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

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

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This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

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.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.