

**For Sale:  
\$115,000**

**2517 S Limestone Street  
Springfield, OH 45505**



### **PROPERTY FEATURES:**

- Highly visible former service station located in Springfield Township
- Located just off the exit ramp from I-70 & State Route 72
- Includes retail building with 448 SF
- Next door to existing Marathon Gas Station
- Currently vacant, zoning B-3

BEST CORPORATE REAL ESTATE  
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**Customer Full****Commercial-Service Station**

**List Number:**    **Status:** Incomplete    **List Price:** \$115,000  
**Listing Service:**    **Showing Start Date:** 01/13/2021  
**Original List Price:** \$115,000    **List Price Sqft:** \$256.7  
**VT:**

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**Parcel #:** 3000700032100039    **Previous Use:** gas station  
**Use Code:**    **Tax District:** 300    **Zoning:** B-3  
**For Sale:** Yes    **For Lease:** No    **Exchange:** No  
**Occupancy Rate:**    **Mortgage Balance:**

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**Gross Income:** 0    **Assoc/Condo Fee:**  
**Total Op Expenses:** 0    **Addl Acc Cond:** None Known  
**NOI:** 0

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**Tax Abatement:** No    **Abatement End Date:**    **Tax Incentive:**  
**Taxes (Yrly):** 1,200    **Tax Year:** 2019    **Possession:** closing  
**Assessment:**

**General Information**

**Address:** 2517 S Limestone Street    **Unit/Suite #:**    **Zip Code:** 45505    **Tax District:** 300  
**Between Street:** US Hwy 70 & State Rte 72    **City:** Springfield    **Corp Limit:** None  
**Complex:**    **County:** Clark    **Township:** Springfield  
**Dist To Interchange:** 0.5    **Mult Parcels/Sch Dis:**    **Near Interchange:** Hwy 70 & State Rte 7

**Building Information**

**Total SqFt Available:** 448    **Minimum Sqft Avail:** 448    **Max Cont Sqft Avail:** 448  
**Bldg Sq Ft:** 448    **Acreage:** 0.78    **Lot Size:**  
**# Floors Above Ground:** 1    **# Units:**    **Parking Ratio/1000:**  
**# of Docks:** 0    **# Drive-In Doors:** 0    **Total Parking:**  
**Year Built:**    **Year Remodeled:**    **Bay Size:**  
**Traffic Count Per Day:**    **Ceiling Height Ft:**

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

**Financials**

**Lease Rate \$/Sq Ft:** 0    **Term Desired:**  
**Expenses Paid by L:**    **Will LL Remodel:**  
**T Reimburses L: Curr Yr Est \$/SF TRL:** 0    **Finish Allow/SQFT \$:**  
**T Contracts Directly:**    **Pass Exp Over BaseYr:**  
**Curr Yr Est \$/SF TRL:** 0    **Exp Stop \$:**  
**Curr Yr Est \$/SF LL:**

**Features**

**Heat Fuel:**    **Electric:**  
**Heat Type:**    **Misc Int & Ext Info:**  
**Electric:**  
**Services Available:**  
**Construction:**  
**Sprinkler:**  
**Mult Use:**  
**New Financing:**    **MLS Primary PhotoSrc:** Realtor Provided

**Property Description**

Highly visible former service station located in Springfield Township  Located just off the exit ramp from I-70 & State Route 72  Includes retail building with 448 SF  Next door to existing Marathon Gas Station  Currently vacant, zoning B-3

**Sold Info**

**Sold Date:**    **DOM:** 1    **SP:**  
**Sold Non-MLS:** No  
**SrCns:**    **SrAst:**

**Sold Non-MLS: No**

January 13, 2021

Prepared by: Randy J Best

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*Front*



*Exterior*



*Exterior*



*Exterior*



*20170526\_173111*



*20170526\_173309*





**Interior**



**Interior**



**Interior**



**Interior**



**Interior**

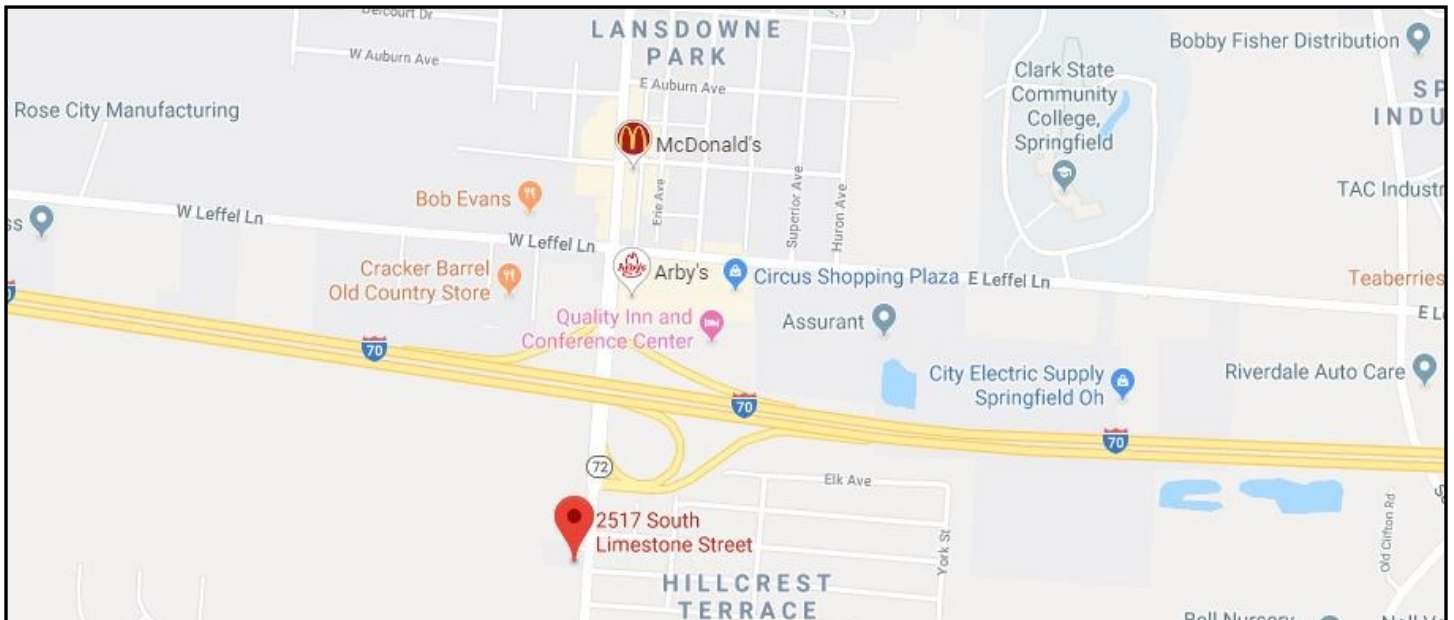


**Map**



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# COLUMBUS

## Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960  
residents



826,729  
households



\$63,498  
median household  
income

**#1**

Opportunity  
City

**#4**

City to Start  
a Business

**#5**

City for  
Entrepreneurs  
& Startups

**"Columbus is the #1 rising city for startups and the top remerging city for venture capital"**

FORBES MAGAZINE

## Top Employers



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