

<b>Customer Full</b>	<b>Commercial-Multiple Use</b>
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<b>List Number:</b> 218039577	<b>Status:</b> Active	<b>List Price:</b> \$289,900
	<b>Listing Service:</b>	<b>Showing Start Date:</b> 10/22/2018
	<b>Original List Price:</b> \$289,900	<b>List Price Sqft:</b> \$83.11
		<b>VT:</b>
<b>Parcel #:</b> 053-174384-00.001		<b>Previous Use:</b> Daycare Center
<b>Use Code:</b>	<b>Tax District:</b> 053	<b>Zoning:</b>
<b>For Sale:</b> Yes	<b>For Lease:</b> No	<b>Exchange:</b> No
<b>Occupancy Rate:</b>		<b>Mortgage Balance:</b>
<b>Gross Income:</b> 0	<b>Assoc/Condo Fee:</b>	
<b>Total Op Expenses:</b> 0	<b>Addl Acc Cond:</b> None Known	
<b>NOI:</b> 0		
<b>Tax Abatement:</b> No	<b>Abatement End Date:</b>	<b>Tax Incentive:</b>
<b>Taxes (Yrly):</b> 3,965	<b>Tax Year:</b> 2017	<b>Possession:</b> upon closing
<b>Assessment:</b>		

#### General Information

<b>Address:</b> 650 W Coshocton Street	<b>Unit/Suite #:</b>	<b>Zip Code:</b> 43031	<b>Tax District:</b> 053
<b>Between Street:</b> Bigelow Dr & Cherry Hill Rd	<b>City:</b> Johnstown	<b>Corp Limit:</b> Johnstown	
<b>Complex:</b>	<b>County:</b> <a href="#">Licking</a>	<b>Township:</b> Monroe	
<b>Dist To Interchange:</b>	<b>Mult Parcels/Sch Dis:</b>	<b>Near Interchange:</b>	

#### Building Information

<b>Total SqFt Available:</b> 3,488	<b>Minimum Sqft Avail:</b> 2,800	<b>Max Cont Sqft Avail:</b> 3,488
<b>Bldg Sq Ft:</b> 2,800	<b>Acreage:</b> 1.01	<b>Lot Size:</b>
<b># Floors AboveGround:</b> 1	<b># Units:</b>	<b>Parking Ratio/1000:</b>
<b># of Docks:</b> 0	<b># Drive-In Doors:</b> 0	<b>Total Parking:</b>
<b>Year Built:</b> 1973	<b>Year Remodeled:</b>	<b>Bay Size:</b>
<b>Traffic CountPerDay:</b>	<b>Ceiling Height Ft:</b>	

<b>Suite Number</b>	<b>SqFt</b>	<b>Date Avail</b>	<b>Suite #</b>	<b>Sqft</b>	<b>Date Avail</b>
1:			3:		
2:			4:		

#### Financials

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

#### Features

<b>Heat Fuel:</b> Gas	<b>Electric:</b>
<b>Heat Type:</b> Forced Air	<b>Misc Int &amp; Ext Info:</b>
<b>Electric:</b>	
<b>Services Available:</b> Electric; Gas; Sanitary Sewer; Water	
<b>Construction:</b> Block; Frame	
<b>Sprinkler:</b>	
<b>Mult Use:</b>	
<b>New Financing:</b>	<b>MLS Primary PhotoSrc:</b> Realtor Provided

#### Property Description

Price reduced on "former daycare center" - located directly across from McDonalds on the primary commercial corridor (Rt 62) - less than 1 mile SW of "downtown" Johnstown. This building (with ample parking) is located on a deep lot on over 1 acre of property. Building has over 1,700 SF on the main floor ...and 1,200 SF on the lower level (with a walkout in back). This listing has: a kitchen; 2 restrooms on each floor; is already outfitted with fire & security systems; magnetic lock entry door; internal commercial code doors, etc. (as it was a daycare). Zoning would allow various commercial uses.

#### Sold Info

<b>Sold Date:</b>	<b>DOM:</b> 173	<b>SP:</b>
	<b>SlrCns:</b>	<b>Sold Non-MLS:</b> No
		<b>SlrAst:</b>

**Sold Non-MLS:** No

**April 30, 2019**

**Prepared by:** Office Administrator

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