

**Agent Full****Commercial-Retail**

**List Number:** 225000125  
**Status:** Active  
**Listing Agreement Type:** Exclusive Right to Sell  
**Listing Service:**  
**Original List Price:** \$735,000  
**List Price:** \$735,000  
**List Price Sqft:** \$122.5  
**VT:**

**Parcel #:** P03-01900088-00  
**Use Code:**  
**Tax District:** P03  
**Previous Use:**  
**Zoning:**  
**For Sale:** Yes  
**For Lease:** No  
**Exchange:** Yes  
**Occupancy Rate:** 100  
**Mortgage Balance:**  
**Gross Income:** 70,560  
**Assoc/Condo Fee:**  
**Total Op Expenses:** 11,984  
**Addl Acc Cond:** None Known  
**NOI:** 58,576  
**Tax Abatement:** No  
**Abatement End Date:**  
**Taxes (Yrly):** 822  
**Tax Year:** 2023  
**Tax Incentive:**  
**Possession:** Tenants Rights  
**Assessment:**

**General Information**

**Address:** 488 - 498 Canal Street  
**Between Street:** Canal & Desteiguer  
**Complex:** Star Plaza  
**Dist To Interchange:**  
**Unit/Suite #:**  
**City:** Nelsonville  
**County:** Athens  
**Mult Parcels/Sch Dis:**  
**Zip Code:** 45764  
**Corp Limit:** Nelsonville  
**Township:** York  
**Near Interchange:**  
**Tax District:** P03

**Building Information**

**Total SqFt Available:** 6,000  
**Bldg Sq Ft:** 6,000  
**# Floors AboveGround:** 1  
**# of Docks:** 0  
**Year Built:**  
**Traffic CountPerDay:**  
**Minimum Sqft Avail:** 1,000  
**Acreage:** 0.12  
**# Units:**  
**# Drive-In Doors:** 0  
**Year Remodeled:**  
**Ceiling Height Ft:**  
**Max Cont Sqft Avail:** 3,000  
**Lot Size:**  
**Parking Ratio/1000:**  
**Total Parking:**  
**Bay Size:**

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

**Financials**

**Lease Rate \$/Sq Ft:** 12  
**Expenses Paid by L:** Building Insurance; Maint/Repairs; RE Taxes  
**T Reimburses L:** Curr Yr Est \$/SF TRL: 0  
**T Contracts Directly:** Janitorial; Utilities  
**Curr Yr Est \$/SF TRL:** 0  
**Curr Yr Est \$/SF LL:**  
**Term Desired:**  
**Will LL Remodel:**  
**Finish Allow/SQFT \$:**  
**Pass Exp Over BaseYr:**  
**Exp Stop \$:**

**Features**

**Heat Fuel:** Electric  
**Heat Type:** Forced Air  
**Electric:**  
**Services Available:** Electric; Sanitary Sewer; Storm Sewer; Water  
**Construction:** Block  
**Sprinkler:**  
**Mult Use:** Retail  
**New Financing:**  
**Sewer:**  
**Electric:**  
**Misc Int & Ext Info:**  
**MLS Primary PhotoSrc:** Realtor Provided

**Property Description**

!!!PLEASE DO NOT DISTURB TENANTS!!!! Well built retail center on busiest street in Nelsonville. Fully leased, good tenants. Investment property. Concrete parking. Nicest building in Nelsonville. Owner self manages. Tenants pay own utilities.

**Agent to Agent Remarks**

**Dir Neg w/Sell Perm:** No  
**Contact Name:**  
**Contact Phone:**

**Listing Info**

**Auction/Online Bidding Y/N:** No  
**Sub Property Type:** Retail  
**Listing Office:** 01020  
**Listing Member:** 658002152 Lic #:304286  
**Agent EMail:** rorr72@gmail.com  
**Brokerage License #:** 2021003916  
**LD:** 01/02/2025  
**Auction Date:**  
**XD:** 05/02/2025  
**RE/MAX North**  
**Ronnie E Orr**  
**Ron Orr**  
**Showing Phone #:** 614-296-4112  
**614-431-0300**  
**614-296-4112**  
**Ofc Fax:**  
**Agent Other Phone:**  
**Pref Agt Fax:**  
**Addl Contact Info:**

**Sold Info**  
**Under Contract Date:**  
**Selling Office:** -  
**Selling Member:** - - Lic#  
**Selling Brokerage Lic #:**  
**Sold Date:**  
**Sold Terms:**  
**DOM:** 2  
**CDOM:** 2  
**Conccsns:**  
**Concession Comments:**  
**SP:**  
**Sold Non-MLS:** No  
**SlrAst:**

**Sold Non-MLS:** No  
**January 03, 2025**

**Prepared by:** Ronnie E Orr

**Video and/or audio surveillance may be in use on this property.** Information is deemed to be reliable, but is not guaranteed. © 2025 **MLS** and **FBS**. Prepared by Ronnie E Orr on Friday, January 03, 2025 11:24 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.