

# 860 S. SUNBURY RD

Westerville, OH 43081

CURRENT ASKING PRICE:

**\$299,900**



CHARACTER, CHARM & SO MUCH MORE! This darling brick 1868 built Building with Canopy at the corner of Sunbury & Central College has so much history! Just steps to the main entrance of Hoover Reservoir & located on a heavily travelled & very visible intersection. Zoned Commercial-Retail Store. Formerly a Church, School, and Bait store. Start your own business - Perfect for Pastry/Coffee shop, Ice Cream or Flower shop, small Office or almost anything with imagination & proper zoning approval. Can be purchased with the contiguous income producing parcel at 1230 Central College Rd (with House & Duplex) to get over ½ acre. OR...use the land for redevelopment. Over 1,300 SF. Westerville Schools. Only \$299,900! Call DeLena Today!

DETAILS:

Year Built: 1868  
Zoning: Commercial  
Parcel #: 080-010442-00  
Annual Taxes: \$1,656.40  
MLS #: 223036206

FEATURES:

- Church/School/Bait Store
- New Roof ~ 2008
- Westerville Water
- Over 1,300 SF

# 1220-1230 CENTRAL COLLEGE RD

Westerville, OH 43081

CURRENT ASKING PRICE:

**\$649,900**



THE PERFECT INVESTMENT! Over ½ acre, Multi-Use property (both Commercial and Residential) located on the heavily travelled and highly visible NE corner of Sunbury Rd and Central College. Just steps to the main entrance of Hoover Reservoir & just minutes to freeways, New Albany and The New Intel Complex. Two combined parcels with a Commercial 1868 Building (Formerly a Church, School, & Bait store) plus a Single Family Home & Duplex (income producing-100% occupied). Start your own business - Perfect for Pastry /Coffee Shop, Ice Cream or Flower shop, small Office or almost anything with imagination & proper zoning approval OR...use the land for redevelopment to higher density or commercial/residential combination. Nearly 3,100 SF. Westerville schools. Only \$649,900! Call DeLena today!

DETAILS:

Year Built: 1900/1928  
Zoning: Commercial  
Parcel #: 080-010421-00  
Annual Taxes: \$10,608.80  
MLS #: 223036221

FEATURES:

- 2 Buildings (Ranch Home & Duplex)
- Duplex has Apartment Above Garage
- ~ 3,100 SF



Realtors

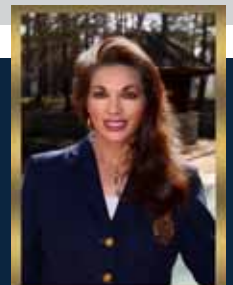
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**860 S. SUNBURY RD**  
Westerville, OH 43081

PROPERTY INFORMATION

## Special Features

- Brick Exterior & Aluminum Overhang
- Exterior Crawl Space Access
  - New Roof ~ 2008
- Cistern is Functional
- Westerville Water
  - Gas Furnace

## Additional Details

Sales Price: \$299,900

Year Built: 1868

Square Footage: 1,344

Acreage: 0.1453

Zoning: Commercial - Retail

County: Franklin

Annual Taxes: \$1,722.64

Parcel#: 080-010442-00

MLS #: 223036206

**860 S. SUNBURY RD**  
Westerville, OH 43081

**BUILDING  
INFO**

### Front Entry

- Overhang on North side of building

### Side Entry

- Canopy

### Church/School/Bait Store

- Side entry
- One, large open room
- Ceiling fan
- Gas furnace



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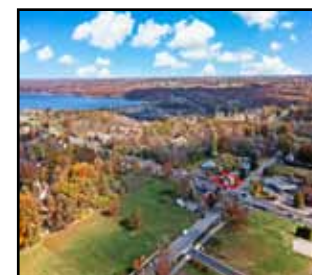




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PHOTOS



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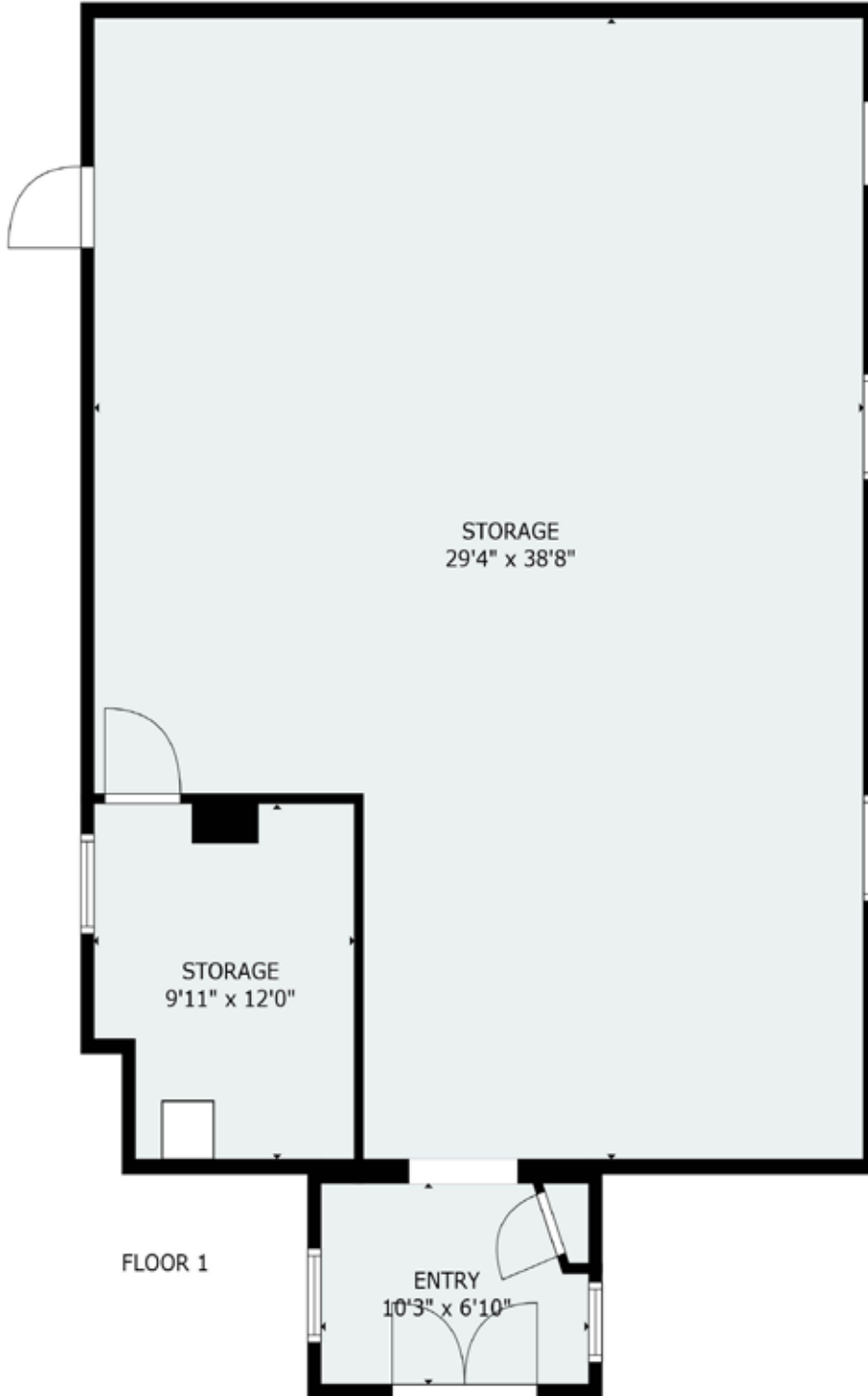
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FLOOR PLAN



Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



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## Special Features

### RANCH HOME - 1220 Central College Rd

(Rents for \$600/mo)

- Wood Exterior
- New Roof ~ 2022
- Screened Porch
- New Gas Furnace ~ 2013
- New Water Heater ~ 2023

### DUPLEX - 1230 Central College Rd

(Rents for \$1,000/mo)

- Aluminum Exterior
  - Asphalt Drive
  - Full Front Porch
- New Garage Door ~ 2021
  - Central Air
- Waterproofed Basement
- New Gas Furnace ~ 2021
  - Septic
- New Water Heater ~ 2023
- New Sump Pump ~ 2023

### APARTMENT - 1228 Central College Rd

(ABOVE GARAGE)

(Rents for \$400/mo)

## Additional Details

Sales Price: \$649,900

Year Built: 1900/1928

Square Footage: ~3,100  
(per 3D scan of 2 buildings & apartment)

Lot Size: 198 x 83

Acreage: 0.3773

Zoning: Commercial

County: Franklin

Annual Taxes: \$6,182

Parcel#: 080-010421-00

MLS #: 223036221

Possession: With Tenants Rights

### Bedrooms

Ranch: Three Main Level

Duplex: Two Main Level & Three Upper Level

Apartment: One

### Baths

Ranch: One Full Main Level

Duplex: One Full Main Level

& One Full Upper Level

Apartment: One Full

Garage/Storage: 2+ Car Attached Garage

Construction: Wood & Aluminum Exterior



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**1220 CENTRAL COLLEGE RD**

Westerville, OH 43081

**RANCH HOME**  
**RENTS \$600/month**



## Entry/Living Room

- Hardwood flooring
- Blue painted walls
- Lighted ceiling fan

## Bedroom #1

- Hardwood flooring
- Grey painted walls
- Single door closet
- Ceiling light

## Kitchen

- Neutral vinyl flooring
- Grey painted walls
- White cabinets

## Bedroom #2

- Neutral vinyl flooring
- Tan painted walls

## Main Bath

Remodeled ~ 2020

- Neutral vinyl flooring
- Tub/shower combination
- 3 bulb wall light

## Bedroom #3

- Neutral vinyl flooring
- Tan painted walls
- Single door closet

## Basement

- Block foundation
- New electric water heater ~ 2023
- New gas furnace ~ 2013
- Sump pump
- Old coal bin
- City water but well is functional

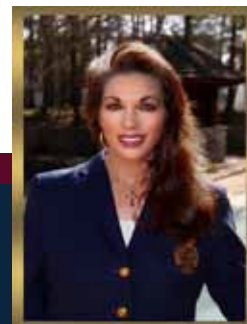


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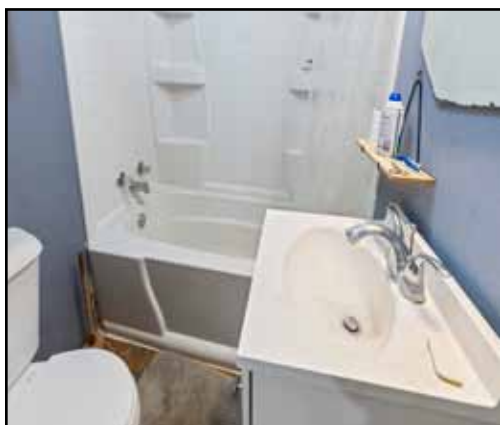
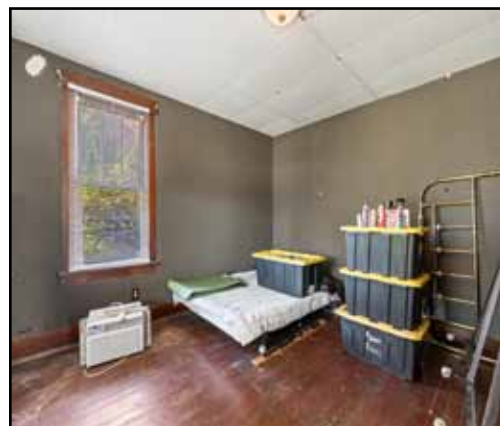


# 1220 CENTRAL COLLEGE RD

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# RANCH HOME

# PHOTOS



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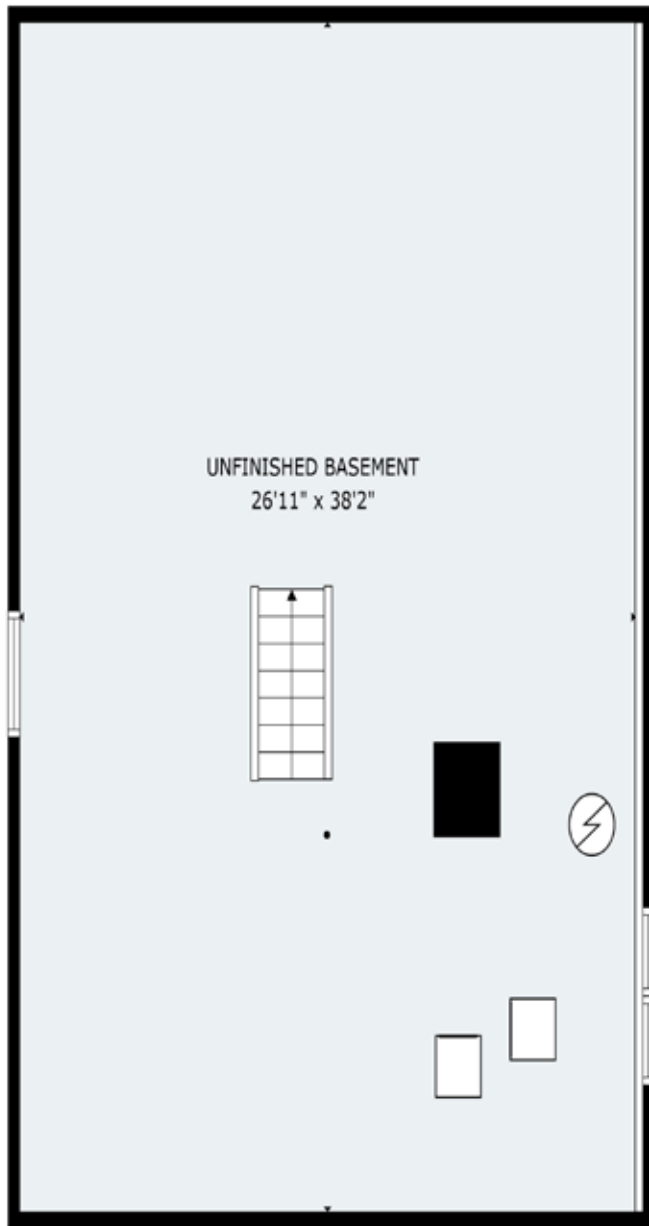
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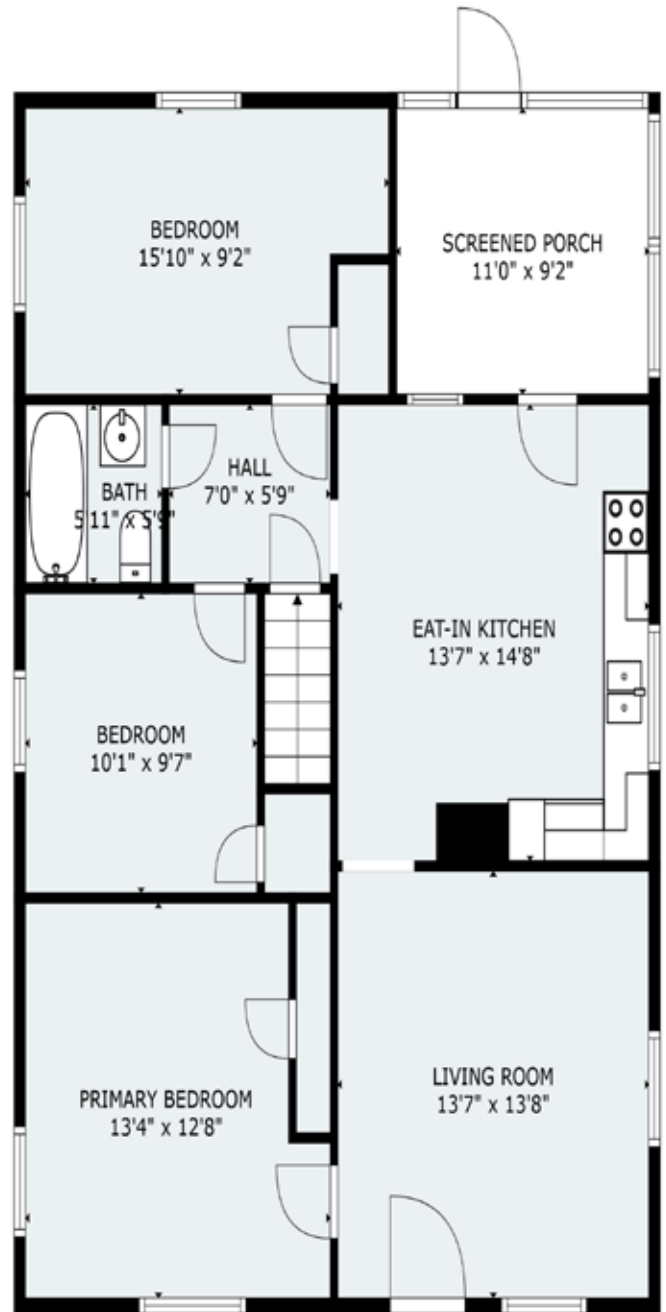
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## RANCH HOME

## FLOOR PLAN



FLOOR 1



FLOOR 2

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# 1230 CENTRAL COLLEGE RD

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DUPLEX

RENTS \$1,000/month



## Entry

- Hardwood flooring
- Tan painted walls
- Open to Living Room

## Living Room

- Hardwood flooring
- Tan painted walls
- Lighted coat closet

## Hall

- Hardwood flooring
- Tan painted walls
- Closet

## Bedroom #1 (Front Right)

- Hardwood flooring
- Tan painted walls
- Ceiling light
- Single door closet

## Bedroom #2 (Rear Right)

- Hardwood flooring
- Tan painted walls
- Ceiling light
- Single door closet

## Main Bath

- Neutral vinyl flooring
- Papered & ceramic tiled walls
- Shower stall
- Open vanity



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### Kitchen/Dinette

- Tan carpet
- Ivory painted walls
- Lighted ceiling fan
- Door to porch

### Mud Room

- Panelled walls
- Door to Breezeway

### Laundry Room

- Panelled walls
- Washer & dryer do not remain

### Breezeway

- Carpet
- Block & panelled walls
- Ceiling light

### Garage

- 2+ car attached
- Liftmaster® electric door opener
- Heater
- Wall cabinets
- Block walls
- New Rheem® gas water heater  
~ 2020

### Upper Level

- Blue carpet
- Ivory painted walls
- Lighted linen closet

### Bedroom #3 (Front Right)

- Hardwood flooring
- Tan painted walls
- Ceiling light
- Single door closet

### Bedroom #4 (Rear Right)

- Hardwood flooring
- Tan painted walls
- Single door closet

### Bedroom #5 (Rear Left)

- Hardwood flooring
- Tan painted walls
- Single door closet

### Main Bath

- Neutral vinyl flooring
- Ivory painted & half ceramic tiled walls
- Tub/shower combination
- Open vanity
- Linen cabinet

### Basement

- Concrete block foundation
- New Concord® gas furnace ~ 2021
- New RUUD® electric water heater ~ 2023
- Waterproofed



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DUPLEX  
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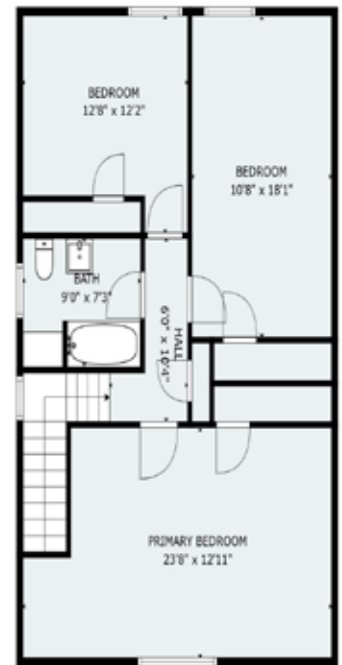
## DUPLEX FLOOR PLAN



FLOOR 1



FLOOR 2



FLOOR 3

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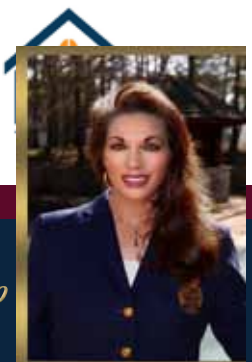
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# 1228 CENTRAL COLLEGE RD

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APARTMENT  
RENTS \$400/month



## Living Room

- Neutral vinyl flooring
- Ivory painted walls
- Built-in bookcase & drawers

## Kitchen

- Neutral vinyl flooring
- Ivory painted walls
- Gas Range

## Bedroom

- Neutral vinyl flooring
- Ivory painted walls
- Accordion door closet

## Full Bath

- Carpet
- Ivory painted walls
- Ceiling light
- Tub/shower combination with ceramic tile surround
- Enclosed vanity with single bowl sinktop



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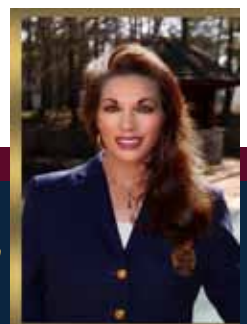
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# APARTMENT PHOTOS



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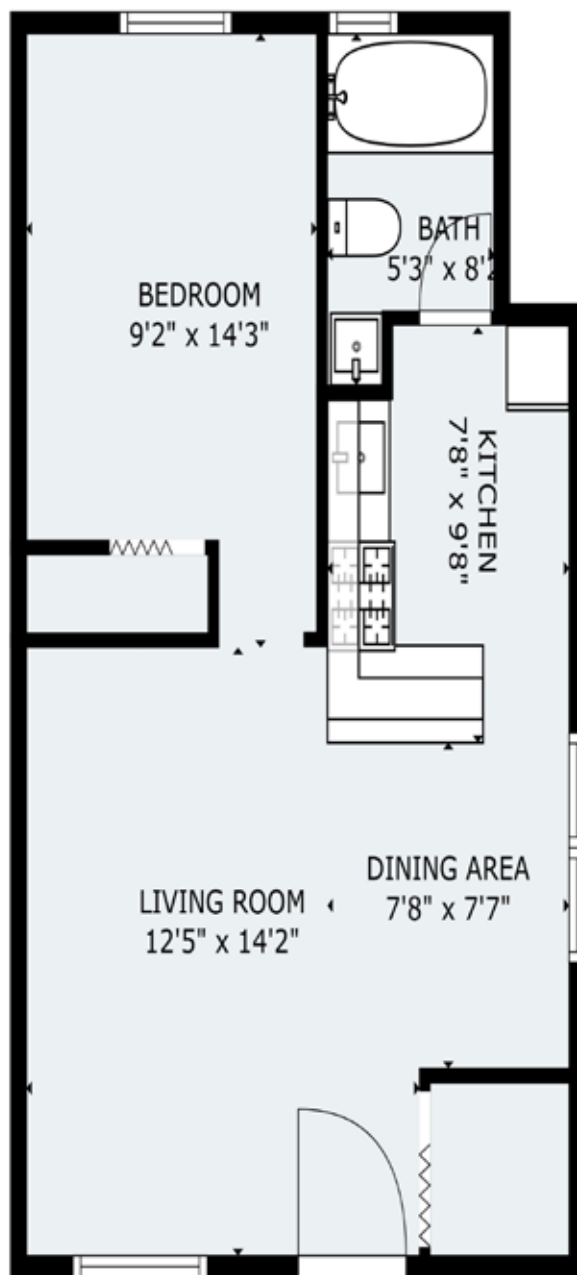
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## APARTMENT FLOOR PLAN



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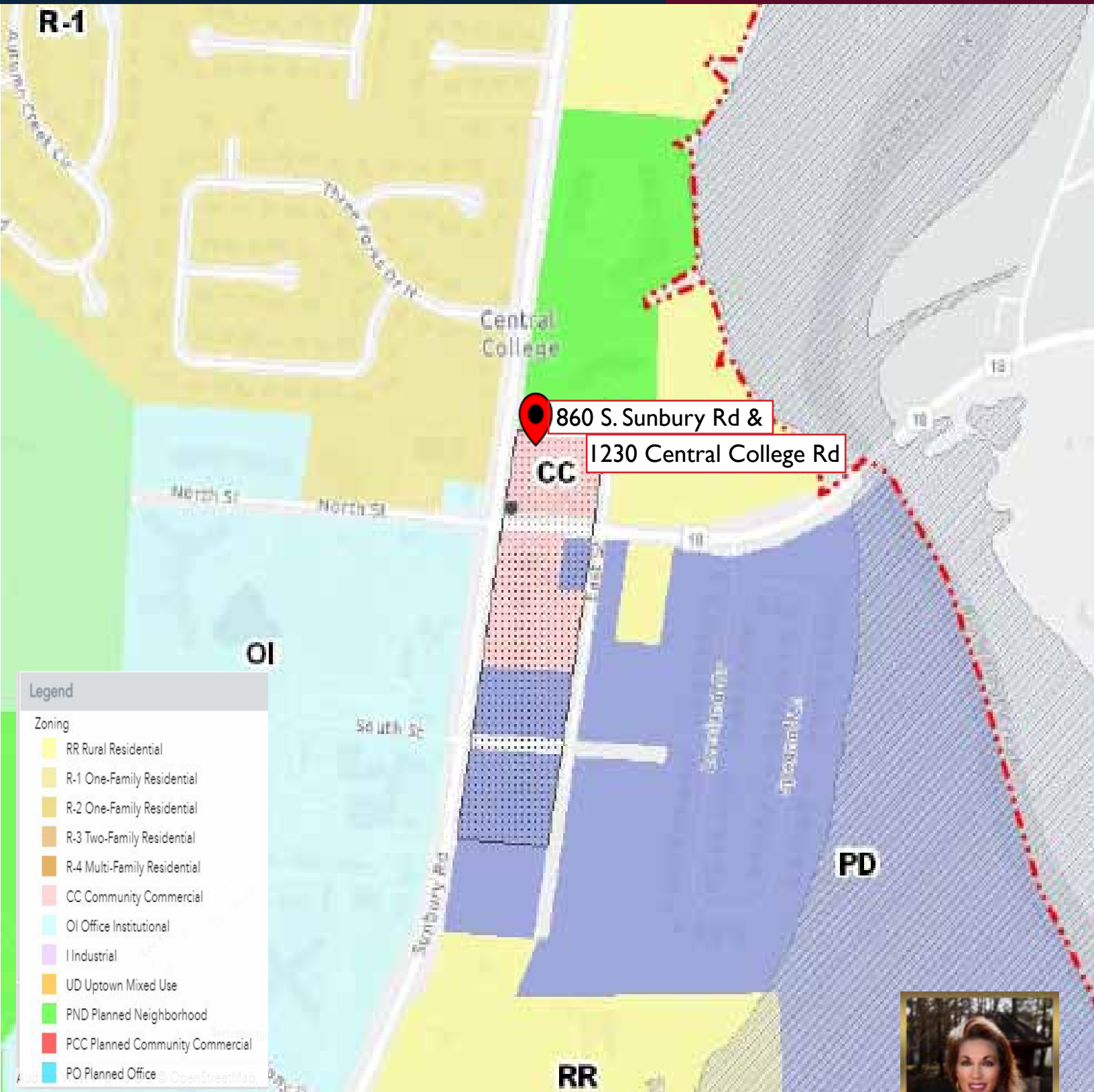




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## ZONING MAP



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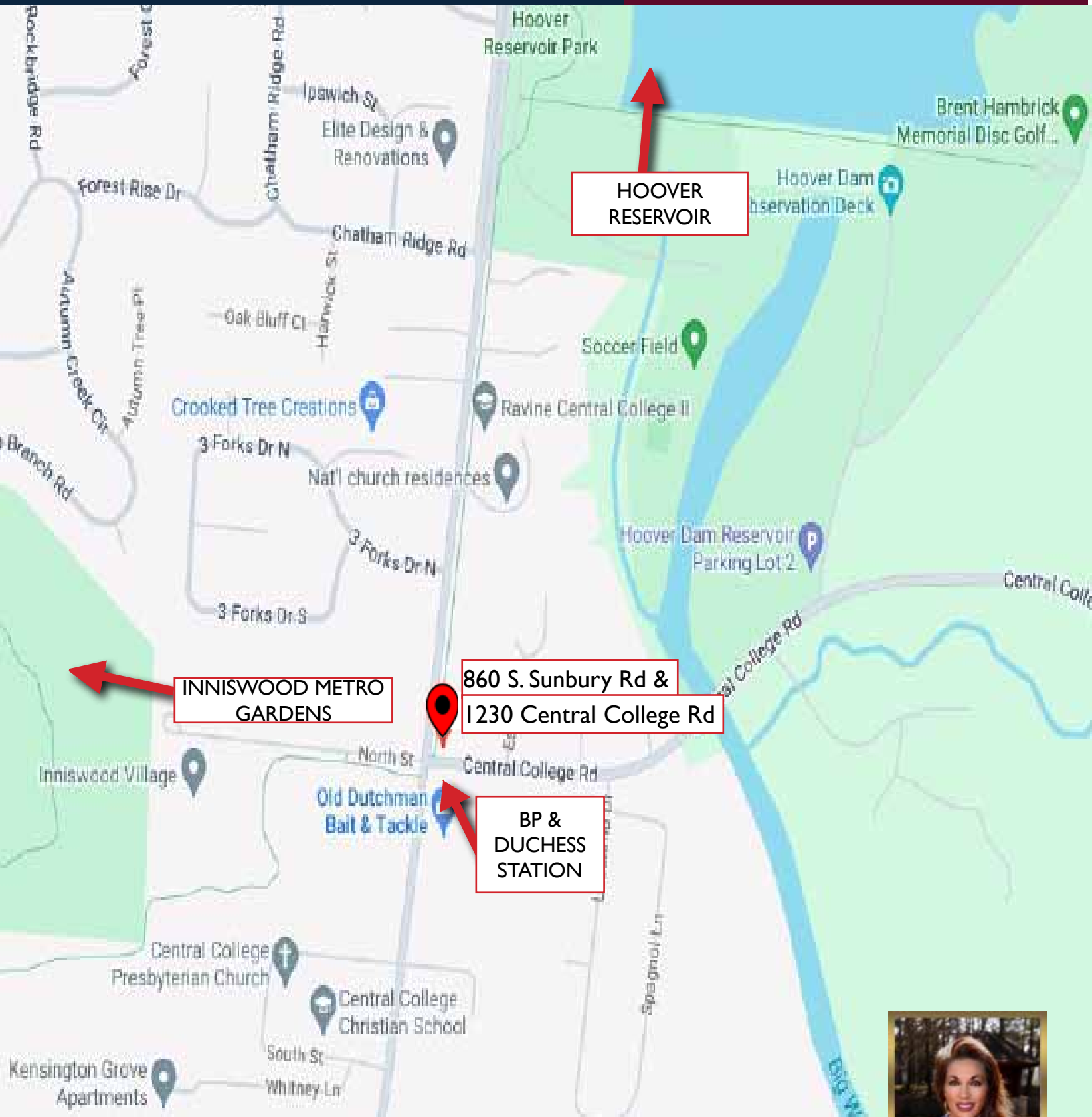
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**AERIAL VIEW OF  
SURROUNDING AREA**



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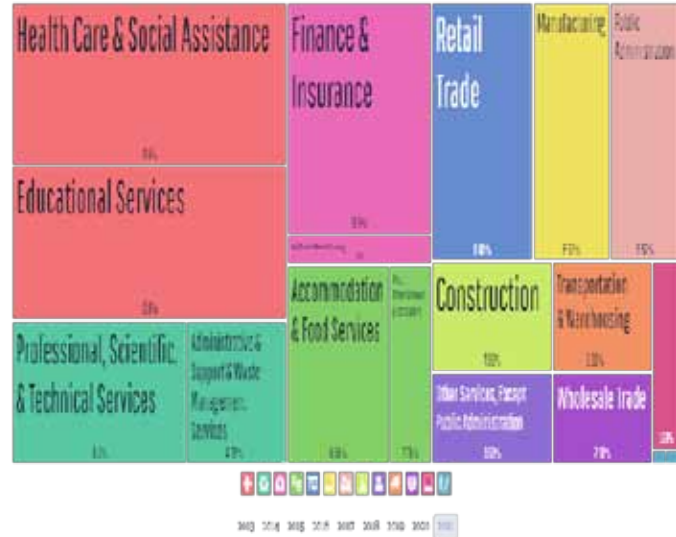
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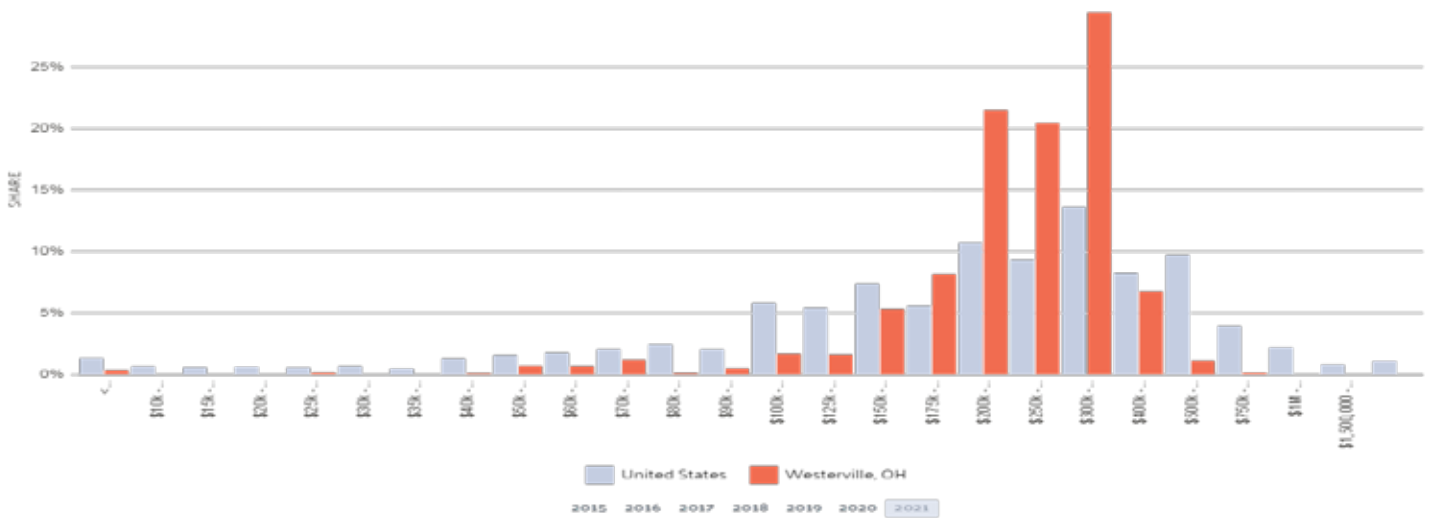
## Occupations



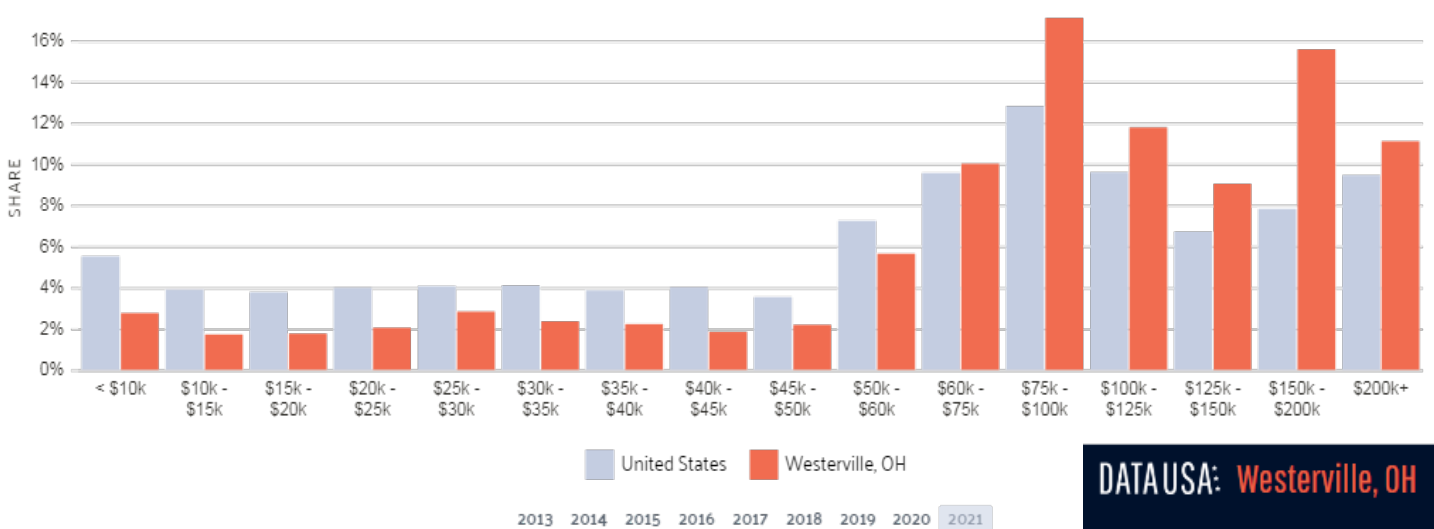
## Industries



## Property Value



## Household Income





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**UTILITIES MAPS**

