

Prime 1.22-acre site



3363 Broadway Grove City, OH 43123
1.22 acres zoned Commercial at traffic light



Asking Price: \$895,000
1,316 SF Auto Part/Service Building
1 mile South of I – 270 Interchange
Traffic light access at Parlin Drive

3363 Broadway Grove City, OH 43123

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Property Information

Address: 3363 Broadway
City/State: Grove City, OH 43123
County: Franklin
Tax Parcel Number(s): 040-004280
Acreage: 1.22 acres
Frontage/Depth: 251' frontage x 211' depth
Total Square Feet: 1,316 square foot freestanding retail
Retail Auto Repair facility

Asking Price: **\$895,000**

*****Please be discreet and do not disturb the ongoing business or employees*****

3363 Broadway in Grove City, OH a 1.22-acre prime commercial site with 2 access points and at traffic light intersection at Palin Drive. Approximately 1 mile south of the I – 270 Grove City/Broadway interchange. This site is directly across from McDonalds and Taco Bell at Palin/Broadway intersection. Fantastic redevelopment potential with approximately 251' frontage on Broadway with 211' depth. All public utilities to site. Clean site with Bureau of Underground Storage Tanks (BUSTR) No Further Action documentation. 2023 daily traffic counts of 25,326. Property is Zoned C – 2 in Grove City, OH. Includes all C1 Zoning uses.

Link to Zoning Code Section 1135.09 – Permitted Uses:

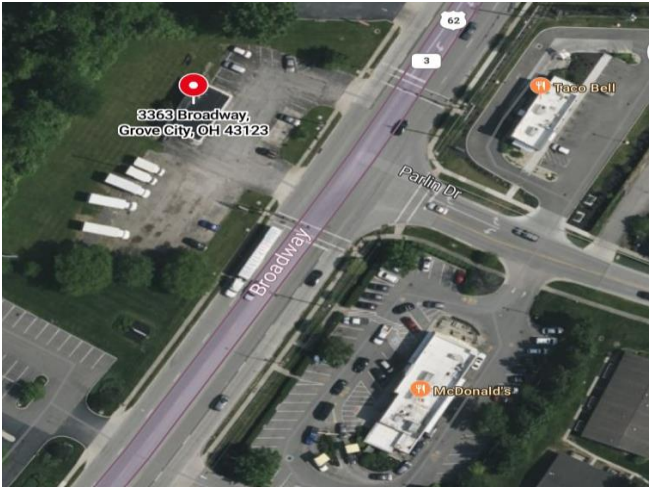
https://codelibrary.amlegal.com/codes/grovecity/latest/gcity_oh/0-0-0-96542

First time on market! Ideal redevelopment site for numerous commercial uses. Unique signalized intersection with 2 access points. A rare opportunity !!!



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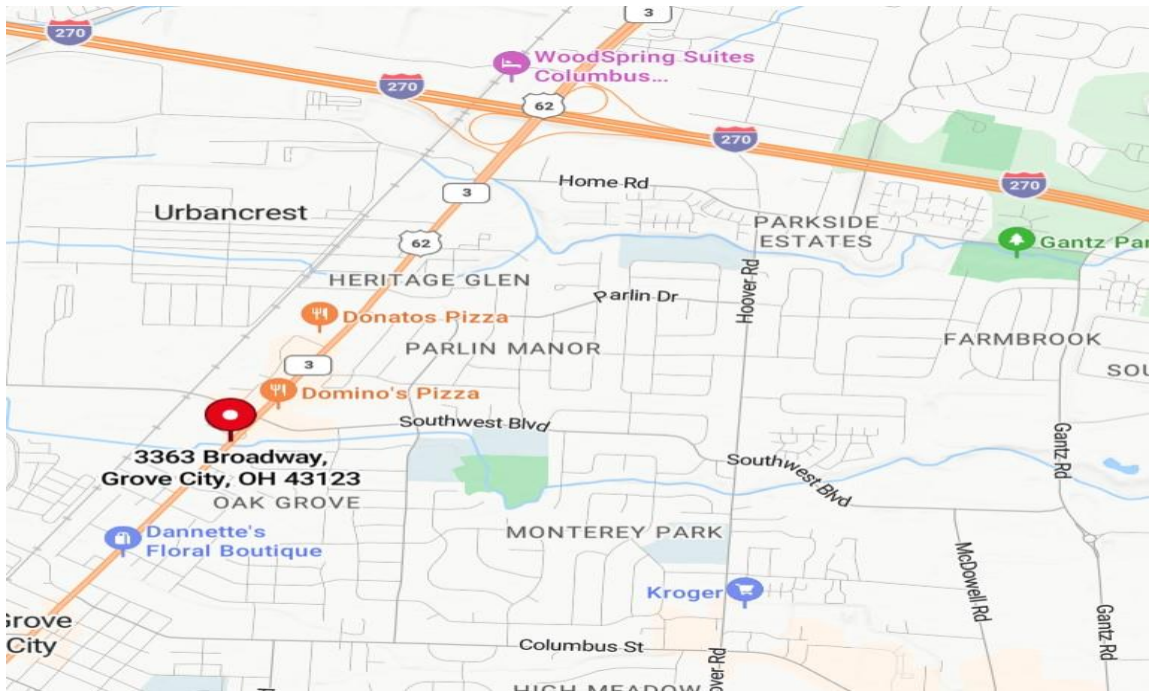
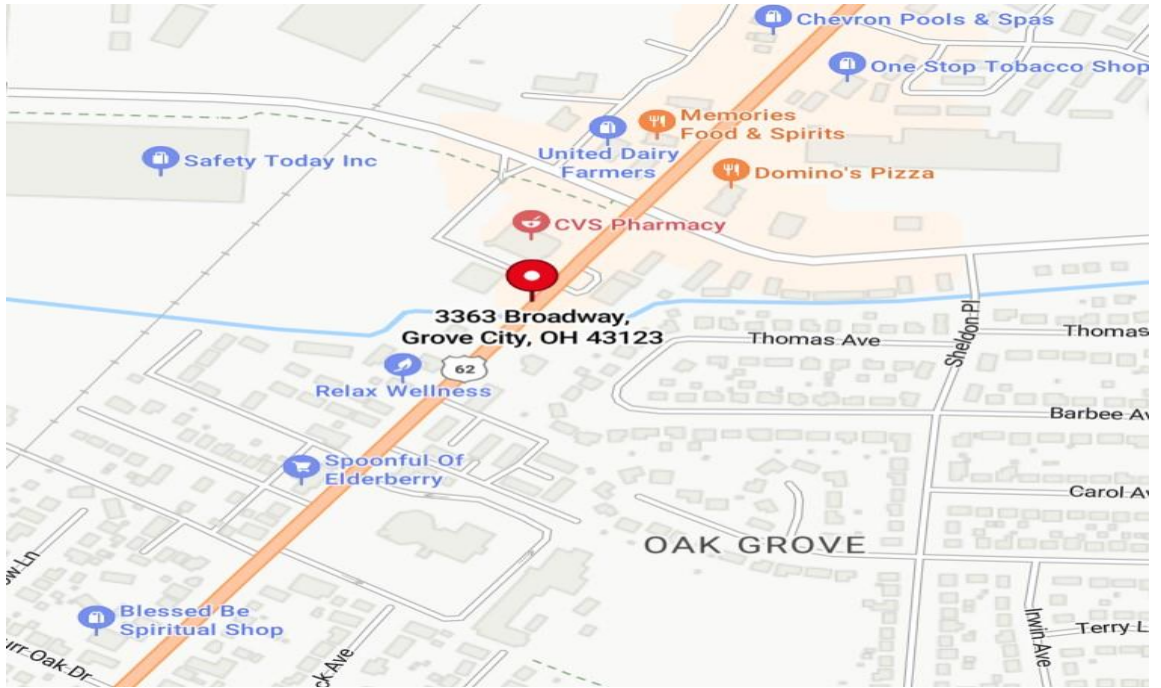
Property Photos



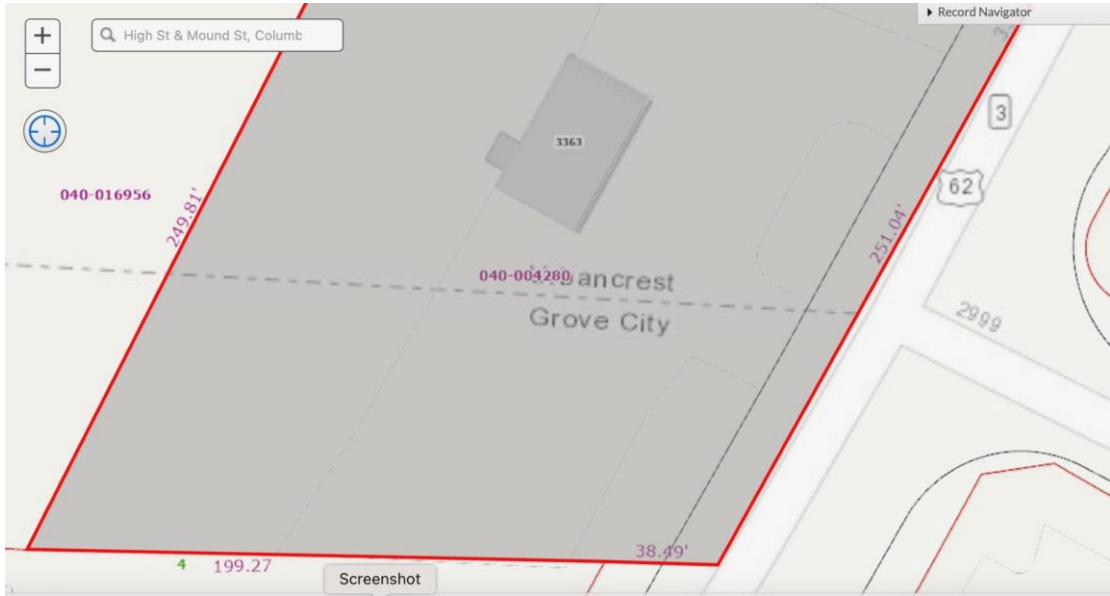
The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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Maps



3363 Broadway Grove City, OH



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