

## Status: Active Listing Service: MLS Entry Only Original List Price: \$1,700,000 Use Code: For Sale: Yes Occupancy Rate: 100 Gross Income: 240,000 Total Op Expenses: 144,000 Addl Acc Cond: None Kno NOI: 77.551 Tax Incentive: No Possession: Funding/Closing Address: 5599 Hall Road Between Street: Norton Road & Westdale Drive Max Cont Sqft Avail: 4,680 Lot Size: 180 242 Parking Ratio/1000: Total Parking: 87 Bay Size: Eniancials Lease Rate \$/Sq Ft: 0 Expenses Paid by L: T Relimburses L: Curr Yr Est \$/SF TRL: 0 T Contracts Directly: Curr Yr Est \$/SF TRL: 0 Curr Yr Est \$/SF L: Term Desired: Will LL Remodel: Finish Allow/SQFT \$: Pass Exp Over BaseYr: Exp Stop \$: Features Heat Fuel: Heat Type: Electric: Services Available Misc Int & Ext Info: Ceiling Height Ft: 24; Ceiling Ht Inches:

Property Description

The Boulevard Bar & Grill is located in a prime, high-traffic area of Galloway, Ohio, making it a highly visible and easily accessible location for any business venture. Located just west of Columbus, this community boasts bustling surroundings, and the location offers great potential for a variety of business concepts. In 2022, the MORPC traffic count at Norton and Hall Road was 12,852 daily, making the location even more appealing. Whether continuing as a restaurant, transitioning to a different type of eatery, or exploring entirely new ideas, the prime location and established space provide a solid foundation for growth and profitability. There is an additional lot available as well.

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 Rob Napier on Friday, February 21, 2025 1:02 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Sold Non-MLS: No SIrAst:

Mult Use:

Sold Non-MLS: No

LOCAL BAR & RESTAURANT





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