

INVESTMENT OPPORTUNITY FOR SALE DRAGON PALACE RESTAURANT & RELATED BLDGS.

3737-3765 W. Broad Street – Columbus, OH 43228



BUILDING #2



BUILDING #2 INTERIOR PHOTOGRAPHS



BUILDING #3



BUILDING #1

- **BUILDING #1**
3737 W. BROAD STREET
10-UNIT APARTMENT BUILDING
4,744 SF ON TWO FLOORS
9 EFFICIENCY UNITS AND ONE
LARGE APARTMENT
- **BUILDING #2**
3741 W. BROAD STREET
RESTAURANT-APARTMENT BUILDING
6,272 SF ON TWO FLOORS
DRAGON PALACE RESTAURANT IS ON
1ST FLOOR
FOUR APARTMENTS ON 2ND FLOOR
- **BUILDING #3**
3765 W. BROAD STREET
USED CAR LOT & BUILDING
LOT IS 18,630 SF - .428 ACRE
BUILDING IS 1,232 SF
- **LAND AREA**
PARCEL 140-002732 – 7,000 SF
PARCEL 140-002734 – 6,860 SF
PARCEL 140-004164 – 18,630 SF
PARCEL 140-002733 – 6,860 SF
TOTAL LAND AREA = 39,350 SF
- ALL PUBLIC UTILITIES ARE AVAILABLE
- REAL ESTATE TAXES \$18,404 / YEAR
- SALE PRICE \$675,000

For more information, go to:
www.westbroaddragon.com

contact information

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NAI Ohio Equities^{REALTORS®}

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

PROPERTY PHOTOGRAPHS

3737-3765 W. Broad Street – Columbus, OH 43228



Building #1



Building #2



Building #2



Building #2



Building #2



Building #2



Building #2



Building #2



Building #3

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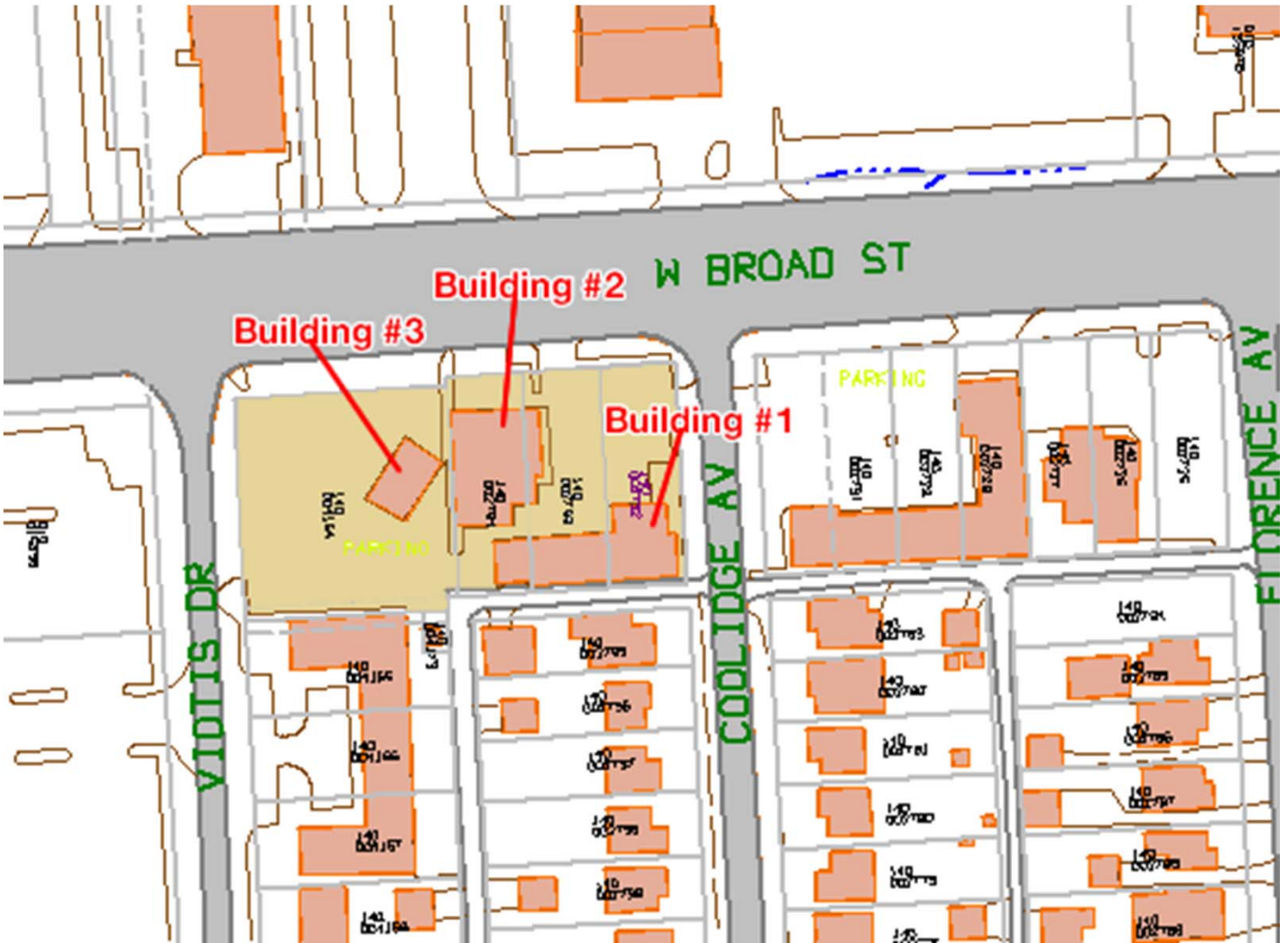
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PLATMAP

3737-3765 W. Broad Street – Columbus, OH 43228



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INVESTMENT INFORMATION

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3737 W. Broad Street – 10 unit apartment building

9 efficiency units at \$400 per month =	\$43,200 yr
1 large apartment at \$1,000 per month =	\$12,000 yr
Total	\$55,200 yr
Less 10% for vacancy	- 5,520
Gross Potential Income	\$49,680 yr

3741 W. Broad Street – Restaurant & 4 apartments

3,136 sq. ft. restaurant space leased at \$10.00 sq. ft. =	\$31,360 yr
3-one bedroom apartments at \$325 per month =	\$11,700 yr
1-two bedroom apartment at \$475 per month =	\$ 5,700 yr
Total	\$17,400 yr
Less 10% for vacancy	\$ 1,740
Gross Potential From Apartments	\$15,660 yr

Plus

Gross Potential Income From Restaurant	\$31,360 yr
Combined Gross Potential Income:	\$47,020 yr

3765 W. Broad Street

Rents for \$1,320 month =	\$15,840 yr
Gross Income:	\$112,540
Minus Real Estate Taxes:	\$ 18,404 yr
Total Gross Potential Income:	\$ 94,136 yr

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AERIAL IMAGERY & LOCATION MAPS

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