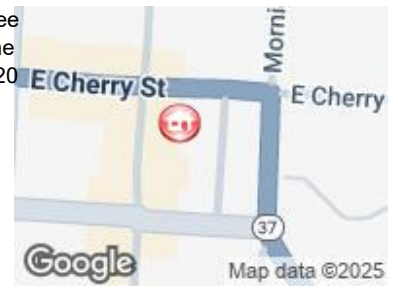


**ALL FIELDS WITH EMAIL**



**MLS #** 20250413  
**Class** COMMERCIAL /INDUSTRIAL  
**Type** Real Estate Only  
**Area** Out of County  
**Asking Price** \$325,000  
**Address** 82 E Granville Street  
**Address 2**  
**City** Sunbury  
**State** OH  
**Zip** 43074  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Overhead Doors(GradeLvl)** Three  
**# of Docks** None  
**Parking Spaces** 11-20  
**Garage Capacity** 4+ Car



**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent Hit Count</b>	0	<b>Client Hit Count</b>	0
<b>Number of Acres</b>	0.2177	<b>Price Per Acre</b>	\$1,492,880.11
<b>Agent - Agent Name and Phone</b>	Sam Miller - Main: 740-397-7800	<b>Agent - E-mail</b>	samsells@sammiller.com
<b>Listing Office 1 - Office Name</b>	Re/Max Stars	<b>Listing Office 1 - Phone Number</b>	Main: 740-392-7000
<b>Listing Agent 2 - Agent Name and Phone</b>		<b>Listing Agent 2 - E-mail</b>	
<b>Listing Office 2 - Office Name</b>		<b>Listing Office 2 - Phone Number</b>	
<b>Listing Agent 3 - Agent Name and Phone</b>		<b>Listing Agent 3 - E-mail</b>	
<b>Listing Office 3 - Office Name</b>		<b>Listing Office 3 - Phone Number</b>	
<b>Auction Y/N</b>	No	<b># of Offices</b>	
<b># of Parking Spaces</b>		<b>Township</b>	City
<b>Subdivision</b>		<b>County</b>	Delaware
<b>Semi-Annual Taxes</b>	645.09*	<b>Parcel #</b>	3 Parcels
<b>Lot #</b>	0	<b>Listing Date</b>	6/16/2025
<b>Expiration Date</b>	12/15/2025	<b>Lot Size/Acres</b>	.2177
<b>Approx Year Built</b>	1926	<b>Age</b>	
<b>Approx Above Grade SqFt</b>	3,702	<b>Approx Total Living Space</b>	
<b>Zoning</b>	Commerical	<b>Assessments</b>	n/a
<b>Heat Cost</b>		<b>Walls</b>	block
<b>Floors</b>	concrete	<b>Utilities</b>	City
<b>Electric Company</b>		<b>Retail Square Footage</b>	
<b>Office Square Footage</b>		<b>Warehouse Square Footage</b>	
<b>Residence Square Footage</b>		<b>Upper Square Footage</b>	
<b>Main Square Footage</b>		<b>Lower Square Footage</b>	
<b>Total Rooms</b>		<b>Rents Income</b>	
<b>Sales Income</b>		<b>Other Income</b>	
<b>Total Income</b>		<b>Net Income</b>	
<b>Insurance Expense</b>		<b>Half Year Taxes Expense</b>	
<b>Utilities Expense</b>		<b>Other Expense</b>	
<b>Total Expenses</b>		<b>D. B. A.</b>	
<b>Directions</b>		<b>Documents On File</b>	
<b>Off Market Date</b>		<b>Associated Document Count</b>	0
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	6/17/2025	<b>Status Date</b>	6/17/2025
<b>HotSheet Date</b>	6/17/2025	<b>Price Date</b>	6/17/2025
<b>Input Date</b>	6/17/2025 9:43 AM	<b>General Date</b>	6/16/2025
<b>Original Price</b>	\$325,000	<b>Days On Market</b>	1
<b>City Corps. Limit</b>	Yes	<b>Homestead Y/N</b>	No
<b>Homestead \$ Amount</b>	\$0.00	<b>CAUV Y/N</b>	No
<b>CAUV \$ Amount</b>	\$0.00	<b>Village</b>	Other
<b>Picture Count</b>	12	<b>Showing Date</b>	

**FINANCIAL**

**Financing Remarks**

**SOLD STATUS**

**How Sold**

**Contract Date**

**SOLD STATUS**

Closing Date  
Selling Agent 1 - Agent Name  
Seller Concessions Y/N  
Financing

Sold Price  
Selling Office 1 - Office Name  
Seller Concessions

**REMARKS**

**Remarks** Commercially zoned property located in the heart of Sunbury, short distance from Sunbury Square, includes 3 parcels, the building includes: 3 garage doors, 3702 square feet of open interior space including office, half bath, city utilities, modern gas furnace, large gravel parking area, sale is Real Estate only, priced to sell at 325,000.

**AGENT TO AGENT REMARKS**

Showing Phone 614-255-5588  
Agent to Agent Remarks

**ADDITIONAL PICTURES**

