

# 1221 S. Trimble Rd.

Building C Mansfield, OH



TARINA & TEAM.



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**BERKSHIRE HATHAWAY**  
HOMESERVICES

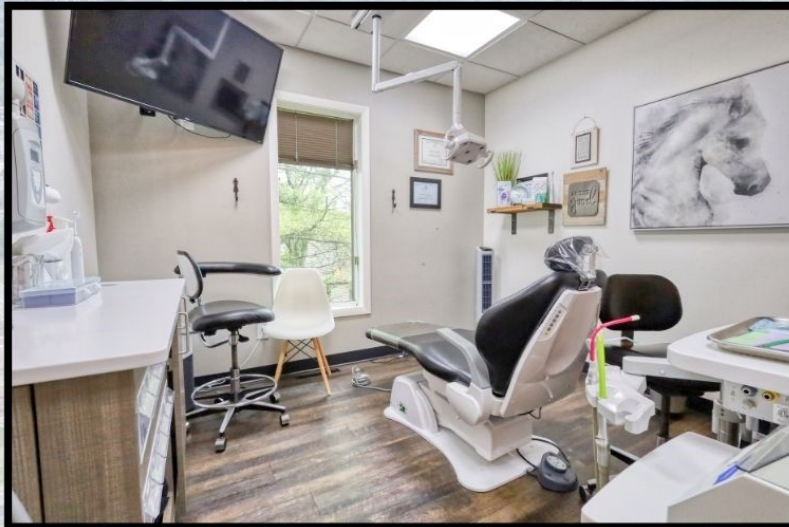
PROFESSIONAL REALTY



# Interior

# 1221 S. Trimble Rd.

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# Exterior

# 1221 S. Trimble Rd.

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# Key Features

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- ✓ Immediate revenue with owner occupancy opportunity
- ✓ New cedar shake roof installed in 2019
- ✓ Well maintained
- ✓ 45 Parking Spaces
- ✓ Expenses & leases available upon request





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## RENT:

Wilson Dental \$3,150/month  
Renewal opportunity 4/30/29

Currently Vacant \$3,150/month  
Rental or owner occupancy opportunity

Absolute Pest Control \$1,350/month  
Renewal opportunity 1/31/25

Mansfield Recovery \$1,350/month  
Renewal opportunity 4/30/27





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## EXPENSES:

Real Estate taxes	\$15,516.50
Mansfield Income Tax	\$841.00
Property Insurance	\$1,830.00
Accounting	\$700.00
Utilities	\$520.49
Janitorial & Maintenance	\$1,157.26
Security System	\$640.00
Repairs & Upkeep	\$2,831.67

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**TOTAL= \$24,036.92**

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This **VERSATILE, WELL-MAINTAINED COMMERCIAL PROPERTY** offers a prime opportunity for investors or business owners! Mansfield is an ideal business location due to its strategic position between Cleveland and Columbus. Featuring 4 separate office units with modern amenities and flexible layouts, perfect for a range of professional uses. Located in an advantageous area with easy access to major roads and local services, this property presents a fantastic opportunity for growth and income potential.

Contact us today to schedule a tour and explore this exceptional investment opportunity!