

FOR SALE | MEDICAL OFFICE - SURGERY CENTER

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## FOR SALE | OWNER-OCCUPANT OPPORTUNITY

# MEDICAL OFFICE BUILDING WITH SURGERY CENTER

240 W. COOK ROAD | MANSFIELD, OH 44907

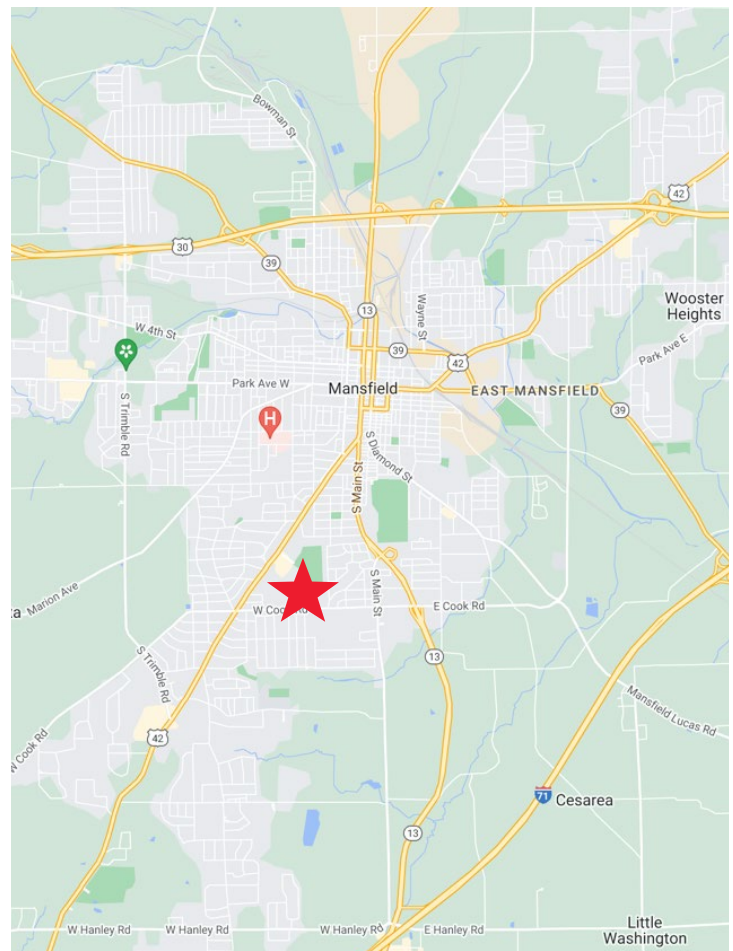
\$1,300,000 (\$100/SF)

### OFFERING SUMMARY

SALE PRICE:	\$1,300,000 (\$100/SF)
TOTAL SF:	13,021 SF
LOT SIZE:	3.67 Acres
OCCUPANCY:	Vacant
PROPERTY TYPE:	Medical Office / Surgery Center
ZONING:	C
PARKING:	56 Surface Spaces (4.22 / 1,000 SF)

### PROPERTY HIGHLIGHTS

- Freestanding 13,021 SF medical office building with surgery center
  - 1st floor medical office - 7,478 SF
  - Lower-level surgery center - 5,543 SF
- Surgery center has 2 operating rooms & patient drop-off area
- Ample onsite parking
- 2-story fully ADA-compliant building with elevator
- Near The Woods at Possum Run Golf Course, Mansfield Christian Academy, OhioHealth, Mansfield Hospital, OH State Reformatory, & within Mansfield MSA
- Well-maintained building significantly below replacement value
- Current tenant is vacating by June 2025



FOR MORE INFO.  
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## PROPERTY OVERVIEW

Elford Realty is pleased to present this opportunity for an owner-occupant to purchase this 13,021 SF medical office building located in Mansfield, Ohio. Surrounded by trees and situated on approximately 3.67 acres, this well-appointed property is highly visible along Cook Road. The building has been well maintained and is currently occupied by a single tenant which includes a surgery center and clinical space. The building is within minutes of SR 42 and I-71 along with many area amenities including restaurants, banking, and other medical offices.



## AREA MAP





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## PROPERTY PHOTOS



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