

*MEDICAL OFFICE
CONDO FOR SALE*



UH GATES MEDICAL BUILDING

125 E Broad St, #119
Elyria, OH 44035



Kas Filippova

216.374.3689

kas.filippova@expcommercial.com
www.expcommercial.com

Property Summary

FOR SALE



For Sale – 2,260 SF Medical Office Condo | UH Gates Medical Building

Turnkey medical condo located on the first floor of the UH Gates Medical Building, directly adjacent to University Hospitals Elyria Medical Center. This 2,260 SF suite features a functional clinical layout with a waiting room, reception area, physician office, multiple exam and nurse practitioner rooms, PFT room, kitchen/break room, and private restroom. Surrounded by established UH practices, pharmacy, and diagnostics, the space benefits from strong built-in referral traffic and excellent patient accessibility. Ideal for medical, wellness, and outpatient providers seeking a hospital-based location without the cost of new construction.

OFFERING SUMMARY

Sale Price:	\$280,000
Number of Units:	72
Office Size:	2,260 SF
Building Size:	58,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	650	1,546	6,584
Total Population	1,543	3,608	14,967
Average HH Income	\$85,163	\$80,715	\$64,053

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Property Description

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Located on the first floor of the University Hospitals Gates Medical Building at 125 E Broad St, Elyria, this 2,260 SF medical office condo offers an exceptional plug-and-play opportunity within an active hospital campus environment. The building sits directly adjacent to UH Elyria Medical Center, a 387-bed community hospital that has served Lorain County for more than a century.

The Gates Medical Building hosts a mix of established healthcare users, including UH Gates Pharmacy on the first floor, UH primary care and women's health practices, and Quest Diagnostics, creating strong built-in referral potential and daily patient traffic. The property is conveniently positioned just minutes from downtown Elyria, the courthouse/government district, and major arterial roads, offering easy access for patients and staff from across Lorain County.

The condo itself is efficiently configured for clinical use, featuring a welcoming waiting room, reception area, dedicated physician office, multiple patient exam rooms and nurse practitioner rooms, a PFT room (Pulmonary Function Test), kitchen/break room, and a private restroom. First-floor location within the building provides convenient access for patients, staff, and those connecting to services in the adjacent hospital. This is an ideal option for a practice seeking a hospital-based presence without the cost and complexity of ground-up buildout.

LOCATION DESCRIPTION

125 E Broad Street is positioned in one of Elyria's most established medical and civic corridors, directly adjacent to University Hospitals Elyria Medical Center.

The site provides excellent accessibility, located just minutes from Downtown Elyria, the Lorain County Justice Center, county government offices, and major arterials including E Broad Street, E River Street, and Route 57, which together carry more than 5,000–7,800 vehicles per day.

Its central location within the hospital campus and proximity to Elyria's civic and commercial districts makes 125 E Broad Street a strategic choice for healthcare providers seeking a highly accessible, referral-rich, and operationally efficient clinical setting.

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Complete Highlights

FOR SALE



LOCATION INFORMATION

Building Name	UH GATES MEDICAL BUILDING
Street Address	125 E Broad St, #119
City, State, Zip	Elyria, OH 44035
County	Lorain

PROPERTY HIGHLIGHTS

- 2,260 SF turnkey medical office located on the first floor of the UH Gates Medical Building.
- Directly adjacent to UH Elyria Medical Center, a 387-bed hospital with strong daily patient traffic and built-in referral potential.
- Efficient clinical layout featuring multiple exam rooms, physician and NP offices, PFT room, reception, waiting area, kitchen, and private restroom.
- Surrounded by established healthcare users including UH primary care, women's health, UH Gates Pharmacy, and Quest Diagnostics.
- Prime central Elyria location minutes from downtown, government offices, and major arterials with excellent accessibility for patients and staff.

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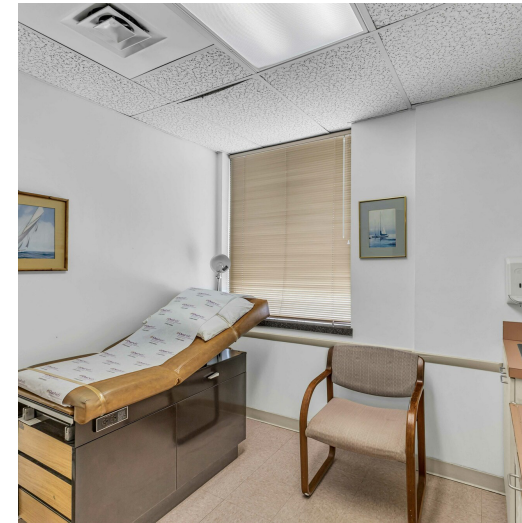
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Additional Photos

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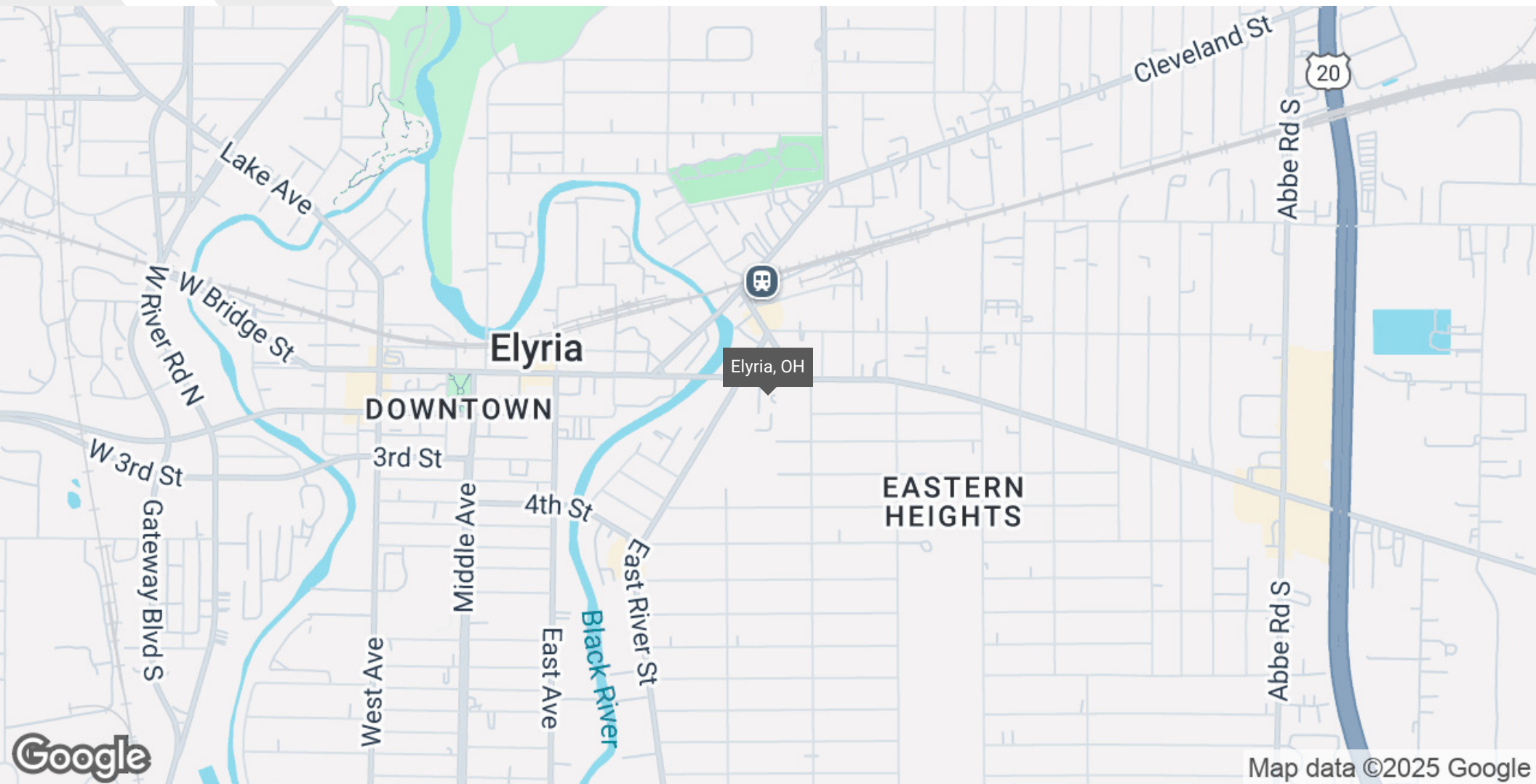
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Regional Map

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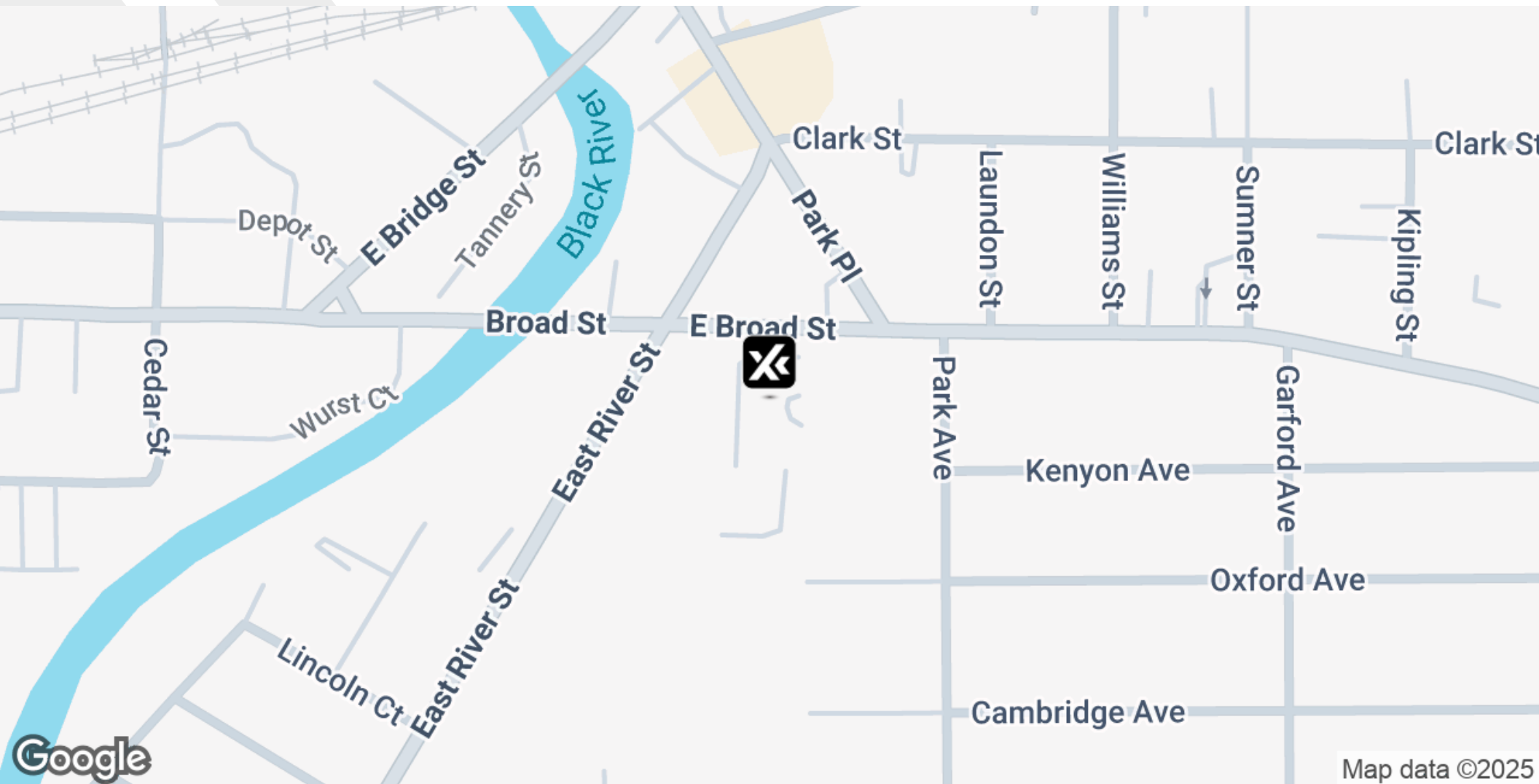
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Location Map

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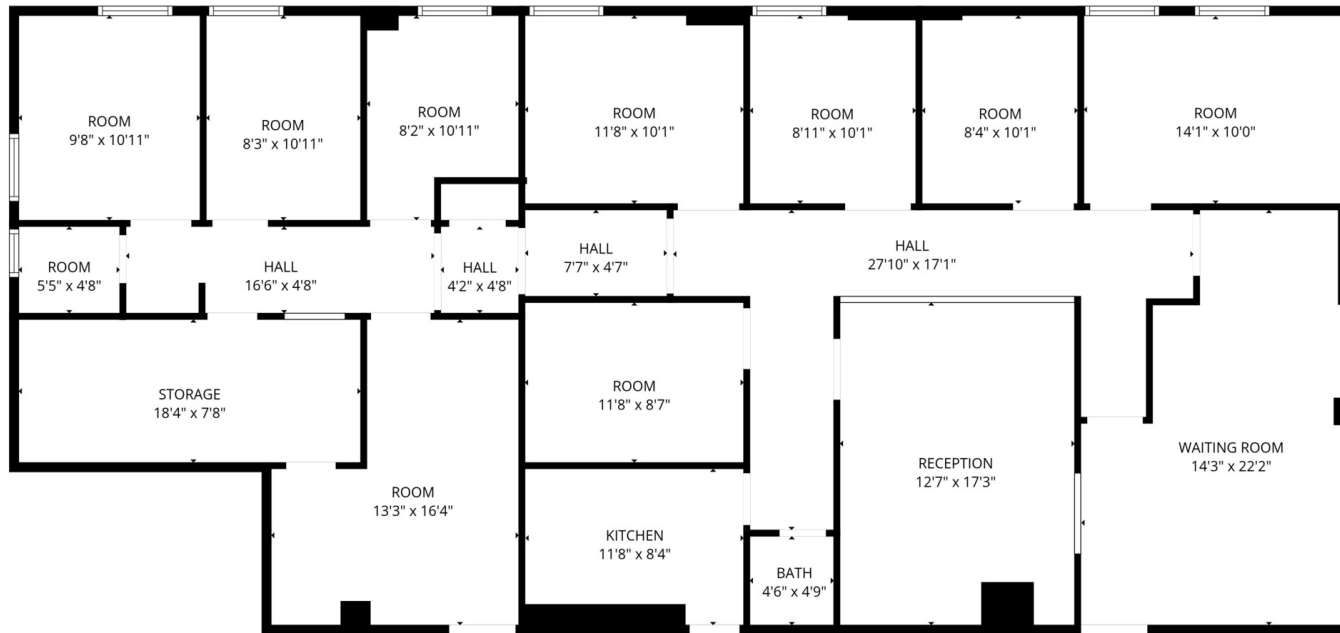
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Site Plans

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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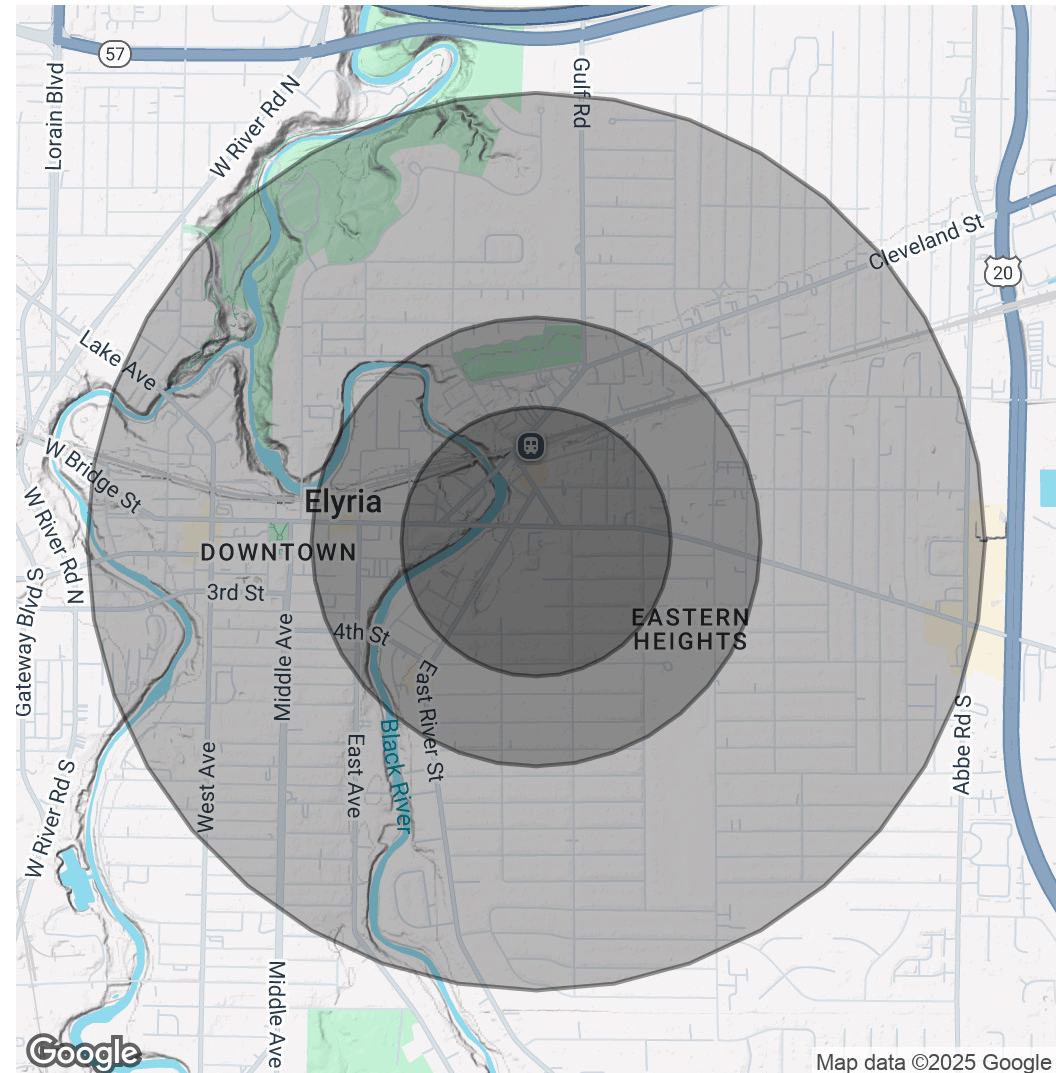
Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,543	3,608	14,967
Average Age	39	40	42
Average Age (Male)	39	39	40
Average Age (Female)	40	40	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	650	1,546	6,584
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$85,163	\$80,715	\$64,053
Average House Value	\$139,623	\$139,492	\$136,801

Demographics data derived from AlphaMap



Map data ©2025 Google

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