



**Property:**

- Investment or owner occupied with rental income in place
- Multi-tenant office building situated on  $\pm$  0.6 acres
- $\pm$  1,229 Sq. Ft. office space available
- Functional floor plan with many exterior windows
- Perfect for professional office or medical use

**Location:**

- Located off McKitrick Blvd.
- North of Bethel Rd., between Reed Rd. & Sawmill Rd.
- Close to restaurants, banks and shopping

**Michael D. Grenert, SIOR**

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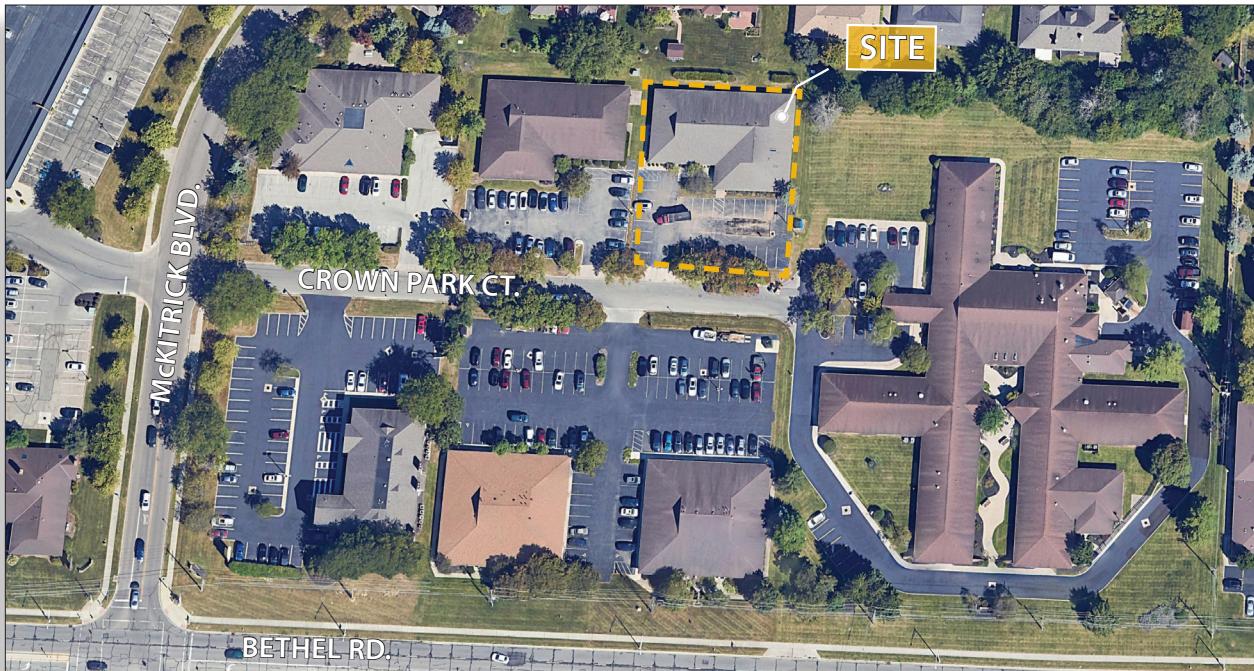
**Rj BOLL Realty, Ltd.**

5115 Parkcenter Ave., Ste. 275

Dublin, OH 43017

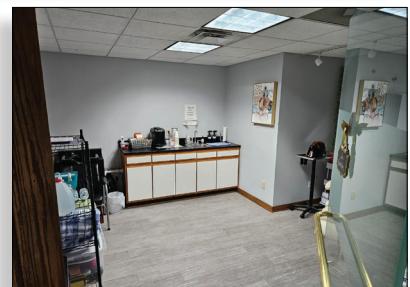
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### Property Specifications:

- ± 8,380 Sq. Ft. office building
- ± 1,229 Sq. Ft. available
- Class B
- Built in 1984
- 3.46 parking spaces/1,000 Sq. Ft.



### Purchase Price:

- \$850,000.00 (\$101.43 Sq. Ft.)
- 2026 Estimated Real Estate Tax  
\$3.56/Sq. Ft. or \$29,856.20 annually
- 2026 projected NOI \$62,252.00



### Available:

Unit	Size SF	Min Size	Max Size	Rate	Floor
B	1,229	1,229	1,229	\$14.95 MG	1

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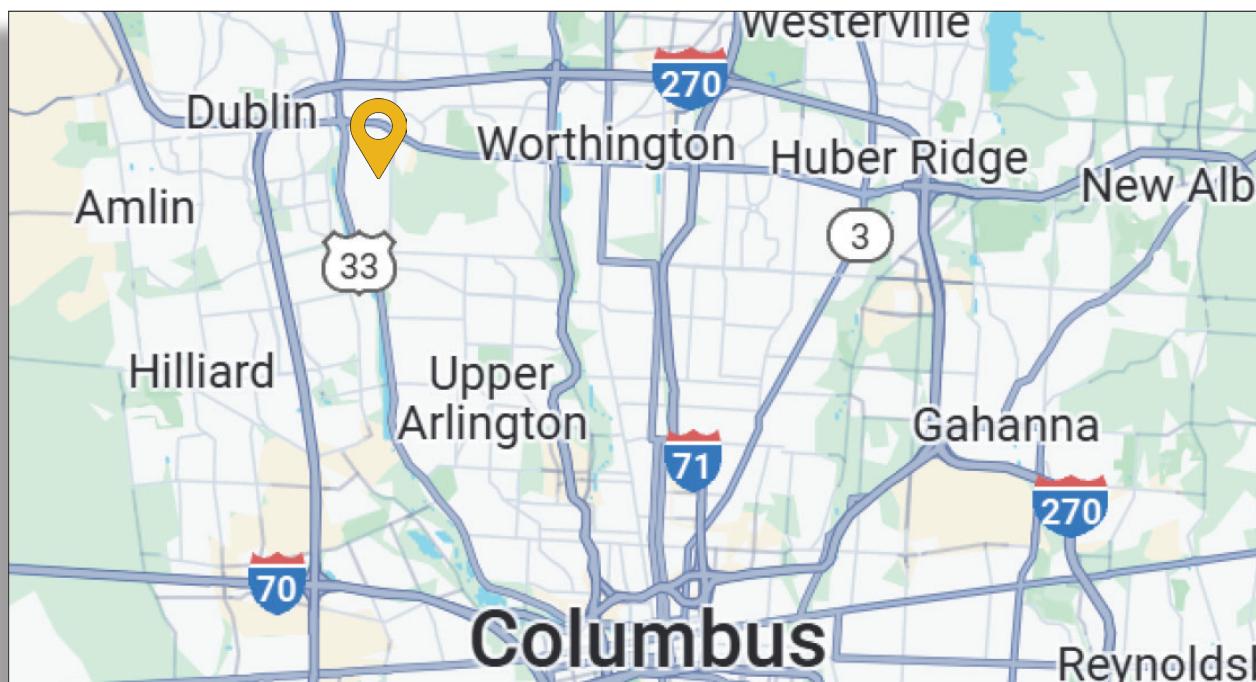
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