

# SALE

## 435 E COLUMBIA ST

435 E Columbia St Springfield, OH 45503



### OFFERING SUMMARY

Sale Price:	\$1,495,000
Building Size:	10,296 SF
Available SF:	
Lot Size:	5,692 SF
Price / SF:	\$145.20
Year Built:	1991
Zoning:	CI-1

### PROPERTY OVERVIEW

Rare opportunity to acquire a turn-key, move-in ready plasma center facility purpose-built for high-throughput outpatient medical operations. This 10,296 SF building is highly updated and configured for plasma collection workflow, clinical rooms, donor/patient flow, and support spaces—significantly reducing time, cost, and construction risk versus a retrofit or ground-up development. Shingle roof with no rooftop mechanicals and a building in excellent condition overall. On-site parking (resurfacing identified). Ideal for owner-operators or investors targeting plasma, dialysis, infusion, urgent care, specialty clinics, or diagnostics.

#### Key Highlights

Turn-Key Plasma Center Buildout — Move-In Ready

10,296 SF outpatient medical facility (purpose-built layout)

Highly updated interior designed for clinical operations + efficient flow

Shingle roof; no rooftop mechanicals

On-site parking (resurfacing identified in near term)

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### PROPERTY DESCRIPTION

Excellent acquisition alternative to long-lead buildouts and permitting timelines.

#### Why This Building Wins:

This asset delivers a “time-to-revenue” advantage. Plasma and other high-intensity medical users typically face long timelines and heavy capital costs to build out compliant space. Here, the infrastructure and layout are already in place—allowing the buyer to focus on licensing, staffing, and ramp-up, not months of construction uncertainty.

#### Ideal Buyer Profiles:

- Plasma operators expanding footprint (new market entry or relocation)
- Healthcare real estate investors targeting medical conversion-ready assets
- Owner-user medical practices wanting turnkey clinical infrastructure
- Groups seeking a high-throughput outpatient footprint with parking and functional layout

Tours by appointment.

Request floor plan, utility profile, and pricing guidance.

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