



CAPITOL
EQUITIES

FOR SALE

Providing creative commercial real estate solutions since 1997



OWNER/USER | 7,416 SF

HILLIARD, OHIO

3617 HERITAGE CLUB DRIVE, HILLIARD, OH 43026

J.R. KERN

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**CAPITOL
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FOR SALE | MEDICAL OFFICE 3617 HERITAGE CLUB DRIVE

3617 HERITAGE CLUB DRIVE, HILLIARD, OH 43026



Property Description

Stand-alone, single tenant office/medical office building in the heart of Hilliard, Ohio available to purchase for owner-occupant.

Property Highlights

- PRICE REDUCED
- Stand-alone, single tenant office/medical office building in the heart of Hilliard, Ohio
- Well maintained brick building with ample on-site parking
- High-density, high-demographic, residential community on the west side of Columbus
- Site provides great owner-occupant location, or fantastic upside potential to lease to a new operator in an established, high-density suburban community
- Currently leased through 4/30/25 to Mt Carmel medical practice, but ready for owner-occupant use in 2025

Location Description

Situated in a high-profile Hilliard location, southwest of the Scioto Darby and Main Street intersection in the main commercial corridor of Hilliard. Adjacent to Carriage Court Senior Living center, and close to Hilliard Darby High School Campus, nearby points of interest include Old Hilliard and the Center Street Market, Heritage Golf Club, and the scenic Homestead Park.

OFFERING SUMMARY

Purchase Price	\$1,295,000
Building	7,416 SF
Site	1.26 acres

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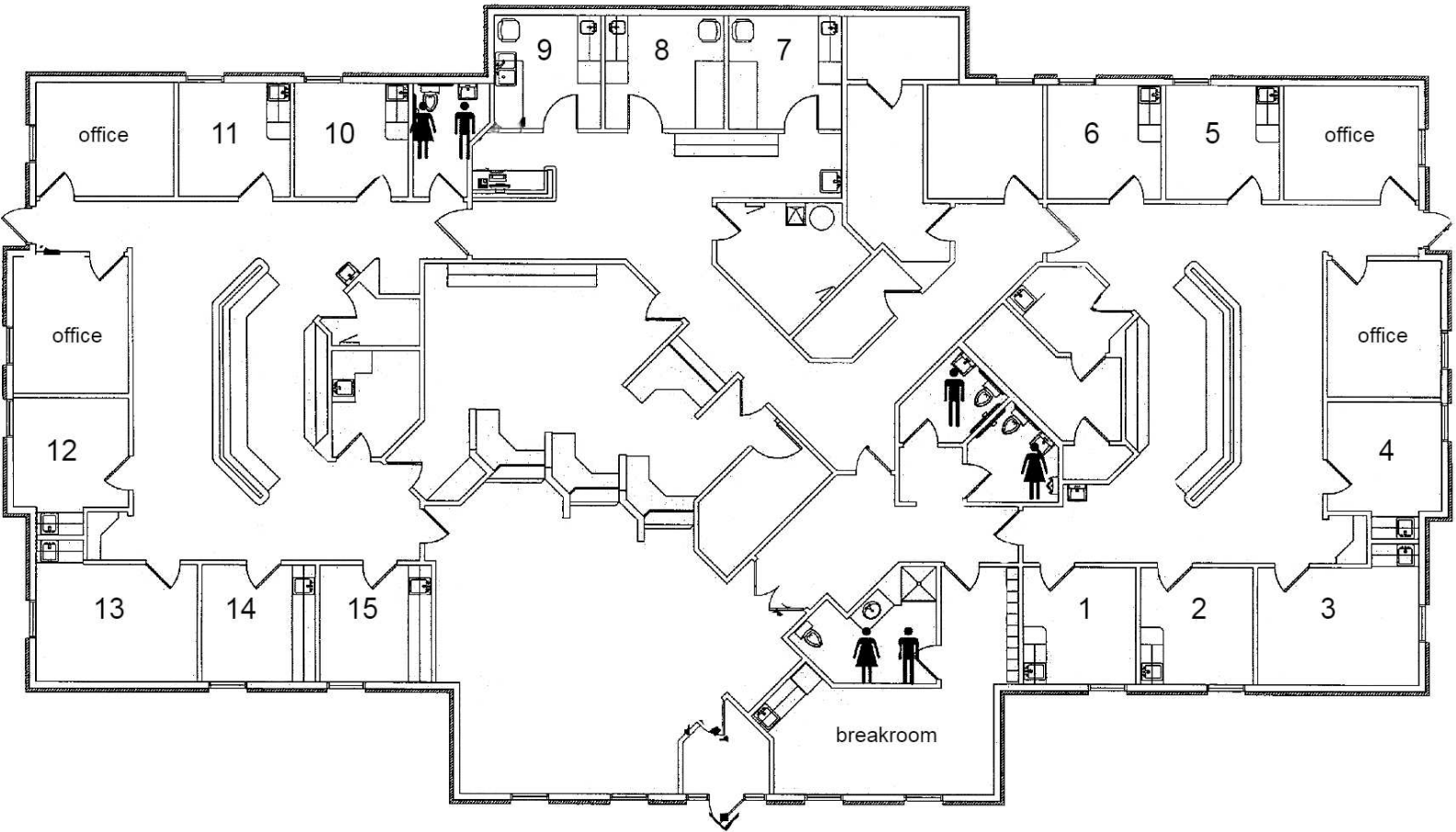
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Current layout

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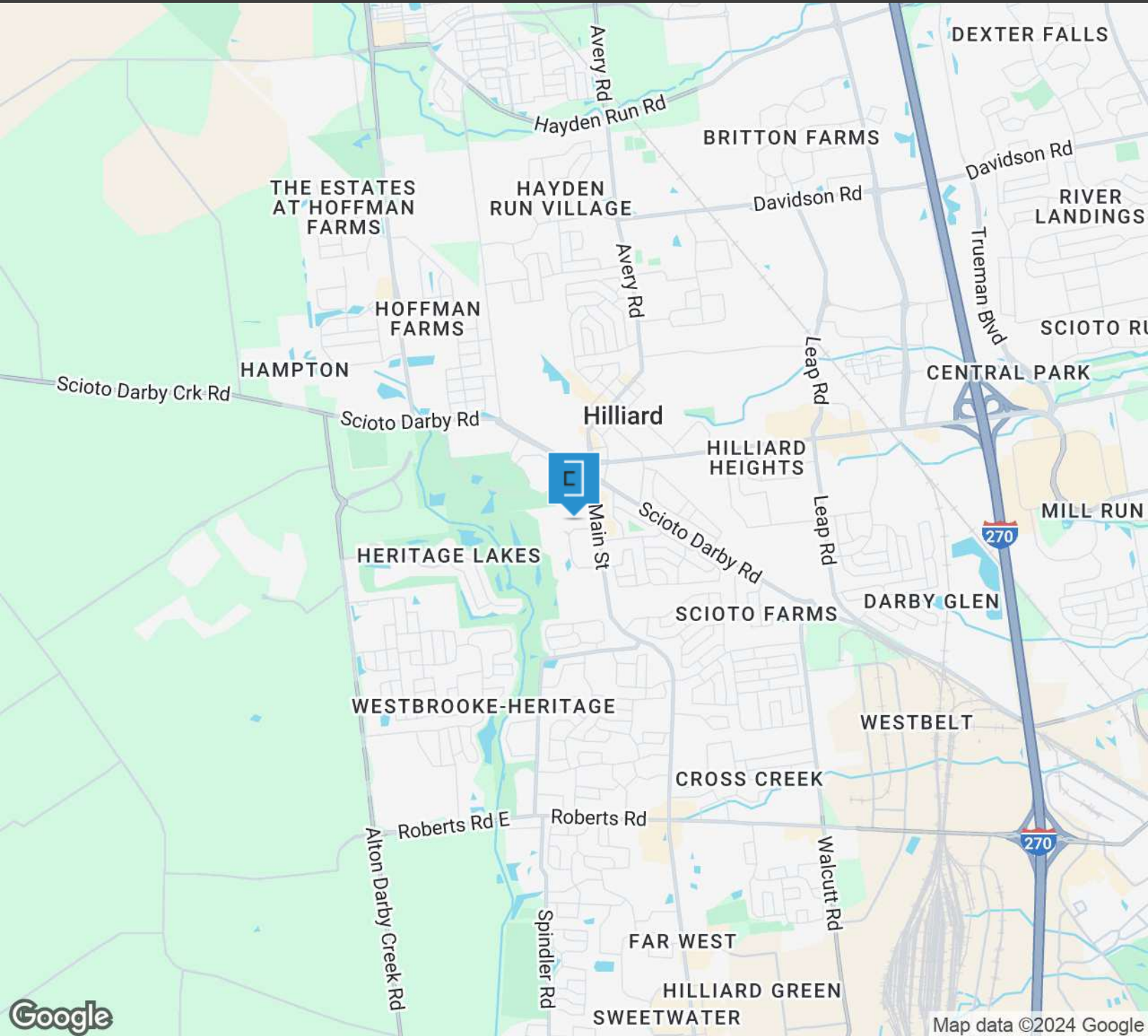
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