

MLS #: C9069606A (Active) List Price: \$389,995

25 Lexington Springmill Road Mansfield, OH 44906



**Apx Total SqFt:** 2,400  
**Year Built:** 1966  
**Type Property:** Business Service, Office, Professional Service, Retail  
**Parking:**

**County:** Richland County  
**Township:** Springfield (R)  
**City Limits:** Yes

Legal: ONTARIO VILLAGE 353 60x180		Surveillance Equipment: No	
Live Streaming Or Video Call: Yes		Recorded Video: Yes	
Parcel ID: <a href="#">0386019607000</a>		Still Photo Cell Phone Photos: Yes	
Lot Size: 0.2479			
Lot Frontage: 60		Lot Depth: 180	
Est Taxes (Half): \$2,681.80		Assessments: NOR	
		Homestead Exmpt: No	
		Homestead Exmpt Amt (Half or Full):	
Present Use:			
Src SqFt: Auditor		HtdSqFt: 2,400	
Clg Hgt:		OfcSqFt: 0	
Eve Hgt:		Rail Sdg:	
Ldg Dock:		Cnstrctn:	
Water:		SwrExpns: \$0.00	
Sewer:		Nat Gas:	

<b>Air Conditioning:</b> Central	<b>Flooring:</b> Concrete
<b>Heating System:</b> Central	<b>Environmental:</b> Other-See Remarks
<b>Electric Service:</b> 220 Amp Service	<b>Miscellaneous:</b> Restroom-Private, Storage-Inside
<b>Roof System:</b> Corrugated Steel	

**Directions:** East side of Lexington-Springmill Rd., just south of Park Avenue West.

**Remarks:** Professional building in Ontario, with high traffic volumes at the corner of Lexington-Springmill Rd. & Park Avenue West. It is ideal for professional office and/or retail users alike. The property benefits greatly from its position in Ontario, which is the primary commercial corridor for north central Ohio & includes numerous restaurants & retailers. In addition, it is located less than two miles from a US 30 interchange providing excellent access to highways and the City.

Information Herein Deemed Reliable but Not Guaranteed

Prepared by: Julie Cherney