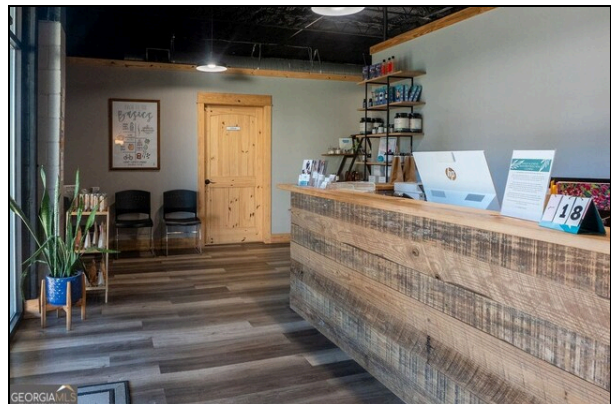
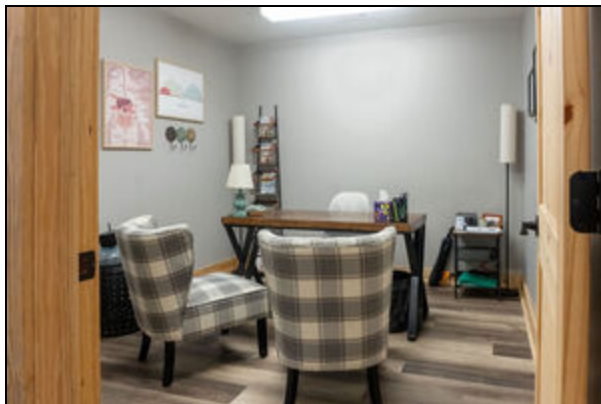


## 214 S Church

Dublin

Offered at \$840,000

- 7500 Total SqFt
- 4000 sq ft Renovated office/medical space
- 1700 sq ft raw warehouse space
- 1200 semi reovated space - office or flex
- 600 semi renovated space - office or flex



Opportunity awaits! This partially renovated 7500 Sq ft warehouse boasts a beautifully transformed 4000 square foot Chiropractic office with 8 private offices, 4 semi-private offices, 3 half bathrooms, a reception area and spacious open common space. Additionally, there is 1700 sq ft of unfinished storage space that has a garage door opening. Potential for investment opportunities with another 1200 sq ft office space that includes 5 private offices, a half bathroom, with separate entry and spacious lobby. There's more! The property has an additional 600 sq ft of partially renovated space with separate entry, a common area and a private workspace. Parking space for over 15 vehicles. The building had a new TPO roof installed in 2023 and new sewer lines in 2024. The property has to be seen to fully appreciate the beautiful renovations that have been completed and the potential for the yet to be completed areas. Call for your appointment today!

T AND T Group

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All measurements and figures are approximate. Source of information is deemed reliable, but not verified.

