



1793-1795 N MAIN STREET  
ORRVILLE, OH 44230  
**SALE PRICE: \$1,285,000**



## PROPERTY HIGHLIGHTS

- 2 Unit Flex Building: 12,080 SF | 1.38 AC
- Price Per SF: \$106.37
- Right-Side Suite Consists of 6,040 SF Service Repair Garage with Front Door Reception Area, One Private Office, Large Training Room, and Restrooms
- Left Side Suite Rented by Lincare until April 30th, 2029
- Total Annual Rent Collected from Lincare: \$50,736.00/Annual | \$4,228.00/MO
- Lincare Responsible for their Own Utilities
- 4 - 14 FT Drive-In Doors (total)
- Built in 2017
- 60 Park Spaces | Parking Lot Resurfaced 2025
- Annual Real Estate Taxes: \$15,208.58
- 10-year 50% Tax Abatement with 2 years remaining



## LISTING AGENTS

**Sam Tecca**

sam@gerspachergroup.com

**Troy Gerspacher, CCIM, SIOR**

troy@gerspachergroup.com

**330.722.5002**





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**PROPERTY OVERVIEW**

1793-1795 N Main Street is a nicely located 2-unit flex building in Orrville, built in 2017. This building is currently half occupied by Lincare, and the other half consists of 6,040 SF of service repair garage/showroom. The available space features one private office and a large training room that could be converted back to warehouse. The garage layout has 1 (14 FT) drive-in door, HVAC are gas units and temperature controlled with 16 FT ceiling clear throughout. The space is available for an owner-occupier and is well-maintained and clean throughout.

**LOCATION OVERVIEW**

1793 N Main Street is located on SR-57 just North of Orrville. The property is 3 minutes (1.5 miles) away from downtown Orrville and 5 minutes away from Route 585.

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

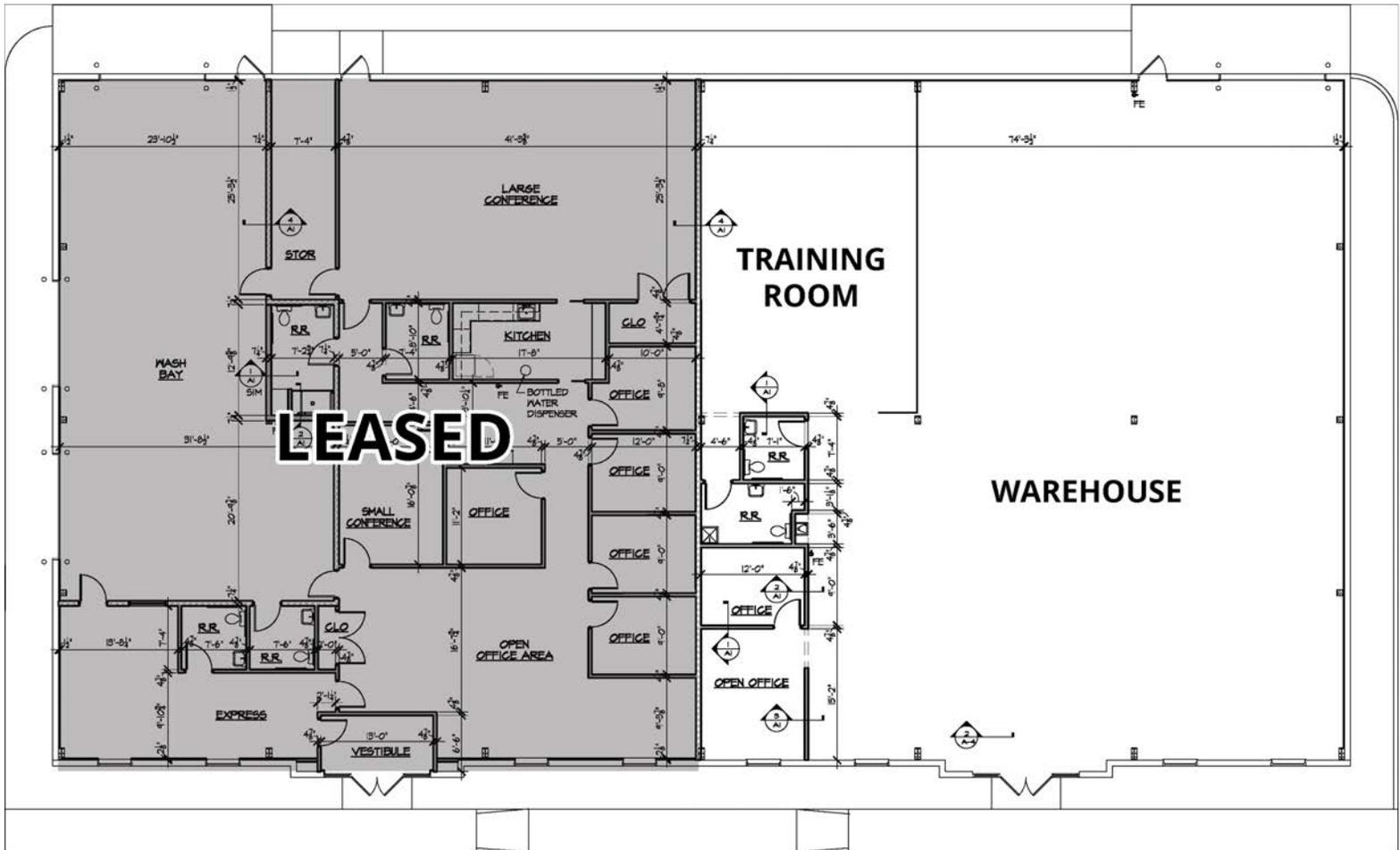
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# OWNER OCCUPIER FLEX BUILDING FOR SALE



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