



**Commercial Offering
Memorandum**

Medical Office Building

Lima, Ohio



790 Shawnee Rd. Lima, OH 45805

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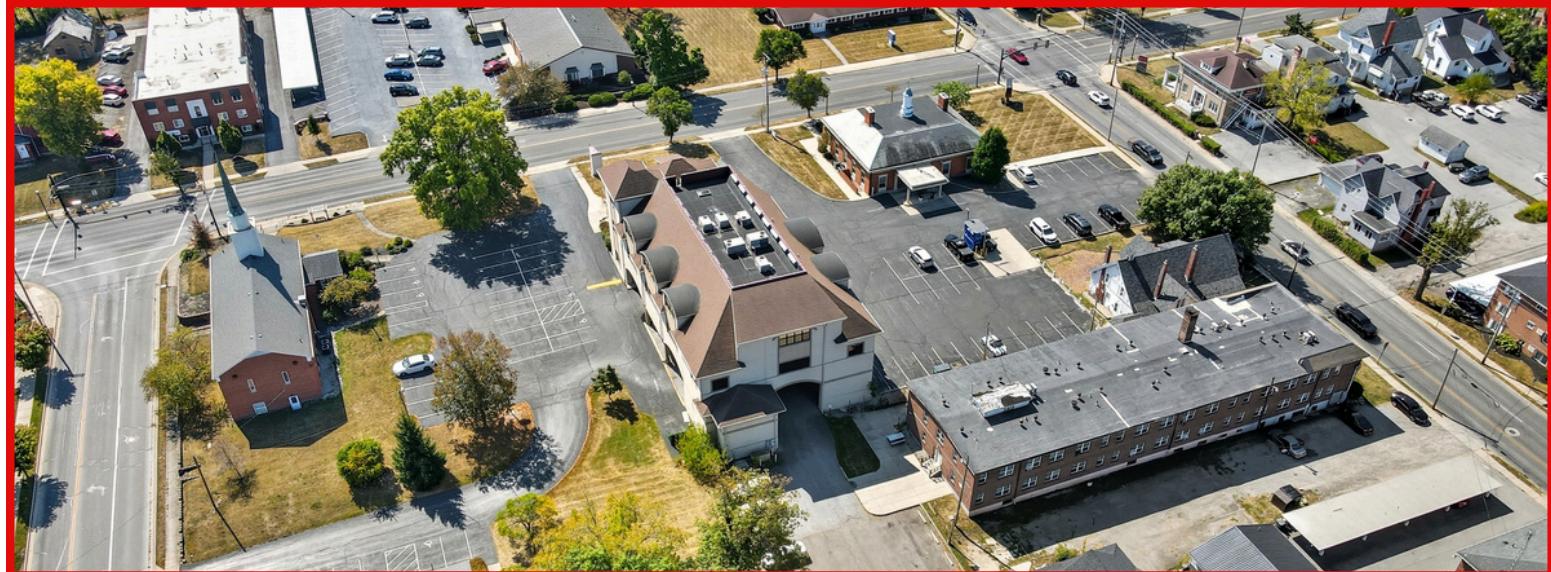
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Commercial | Investment | Industrial | Residential | Multi-Family | Office | Leasing and Management

Property Overview

Medical Office Building



916-920 W Market St

Highlights:

- 3 story Updated Medical Office
- Space
- Private Parking Lot
- Covered Parking and Entrance
- ADA Compliant with Elevator
- 8 Office Suites

Offering Summary

Property Type

Medical Office for sale
or lease

Total SF

17,093 SF

Features

Central Location, close
to Hospital



Property Summary

Medical Office Building



916-920 W Market St

Square footage: 17,093 sf

Construction Type: N/A

Year Built: 1920

Latest Addition: 2006

Building Zoning: Commercial

Lot Size: 0.48 Acres

Building Type: Medical Office
Condominiums

Current Tenants: N/A

Traffic Count/Day: N/A

Asking Price: \$2,999,999

Price/SF: \$176/SF

Potential Rent/SF: \$13-\$19/SF



*Potential income figured off area averages in industrial space rent for comparable properties at full occupancy. Figures are estimates only and buyer should do own evaluation on potential returns/income.

Property Overview

Medical Office Building

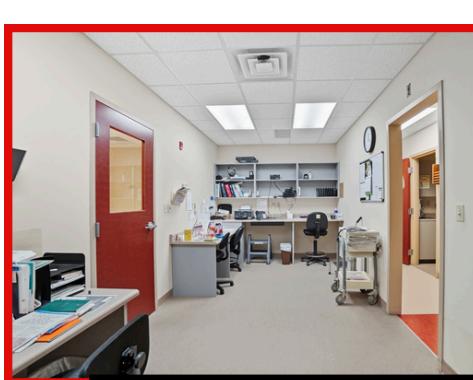
916-920 W Market St



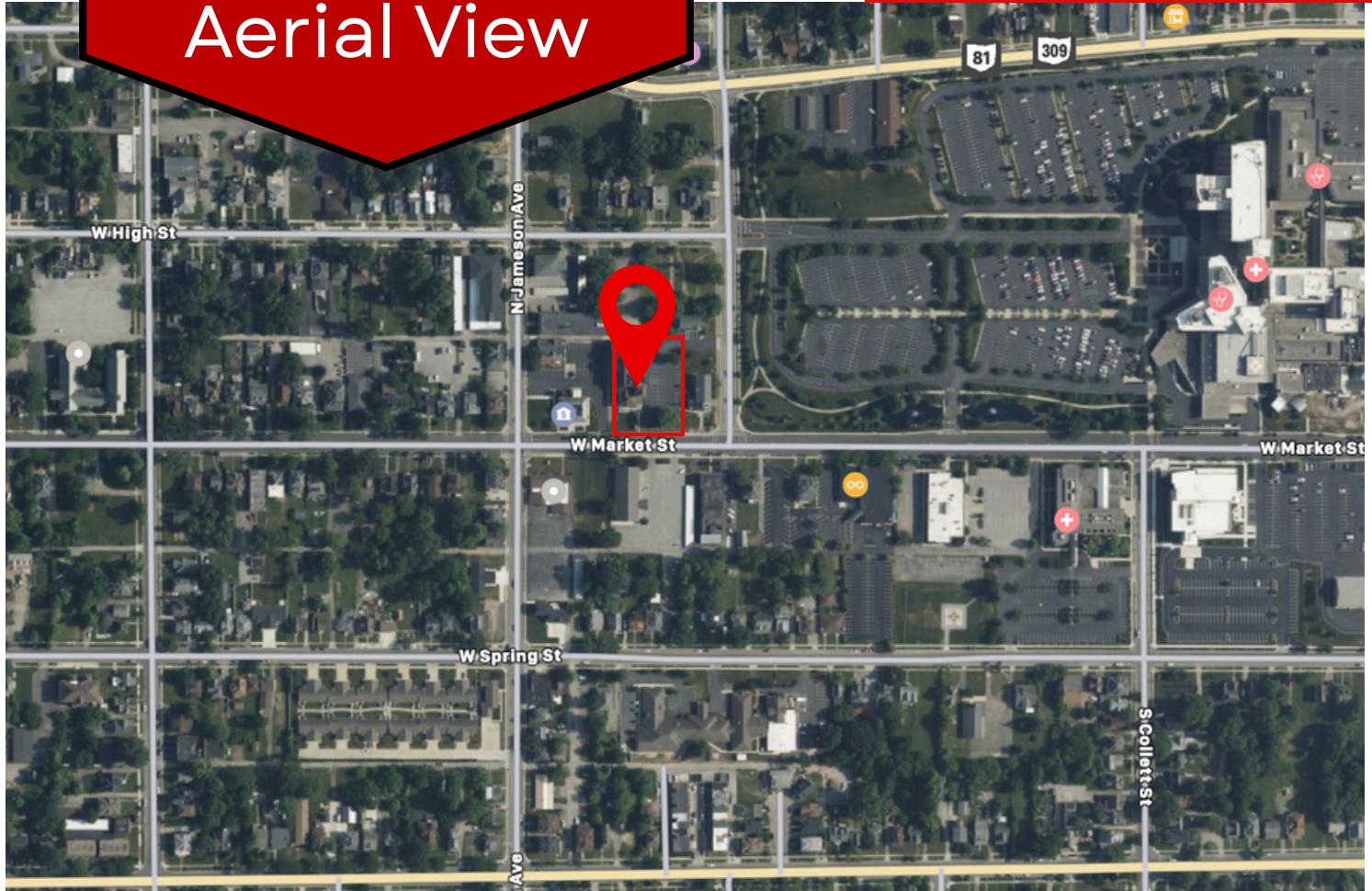
Location Overview

Medical Office Building

916-920 W Market St



Aerial View





ABOUT US

Top Commercial Team in the Area

Top Volume and Transactions

We are dedicated to building long term relationships with clients and communities by providing a personal connection from the first point of contact forward. Whether you are a new or returning client, you will find yourself treated like family at Hartsock Realty. We are proud to be unique in the real estate industry by building a team that is solely focused on serving our clients by marketing and selling investment grade assets. We use cutting edge marketing technology and an extensive network of investors to market listings that are both on and off the market.

- **FREE PROPERTY ANALYSIS BY OUR EXPERT TEAM TO HELP YOU SELL YOUR PROPERTY FOR TOP VALUE**
- **PROFESSIONAL MARKETING TEAM TO MAKE YOUR PROPERTY LOOK ITS BEST**
- **CUTTING EDGE TECHNOLOGY USED IN ALL ASPECTS OF OUR BUSINESS: VALUATION, MARKETING AND EXECUTION**

RECENT COMMERCIAL TRANSACTIONS

- ✓ 1840 SQFT COMMERCIAL OFFICE SPACE
- ✓ 15 ACRES COMMERCIAL LAND
- ✓ 2400 SQFT COMMERCIAL RETAIL SPACE
- ✓ 15 UNIT MULTI-FAMILY PACKAGE
- ✓ 1600 SQFT COMMERCIAL RETAIL SPACE
- ✓ 23 HOUSE SINGLE FAMILY PACKAGE
- ✓ 50,000 SQFT INDUSTRIAL SPACE
- ✓ 5000 SQFT COMMERCIAL BUILDING
- ✓ 6500 SQFT COMMERCIAL BUILDING

OUR SPECIALTIES

- MULTI FAMILY PROPERTIES
- OFFICES AND RETAIL SPACES
- MULTI-HOME PACKAGES
- INDUSTRIAL PROPERTIES
- MOBILE HOME PARKS
- COMMERCIAL SPACE LEASE-UPS
- SINGLE FAMILY RENTALS