



## Commercial Offering Memorandum

# Medical Office Building Lima, Ohio



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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



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# 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.

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# Medical Office Building

916-920 W Market St



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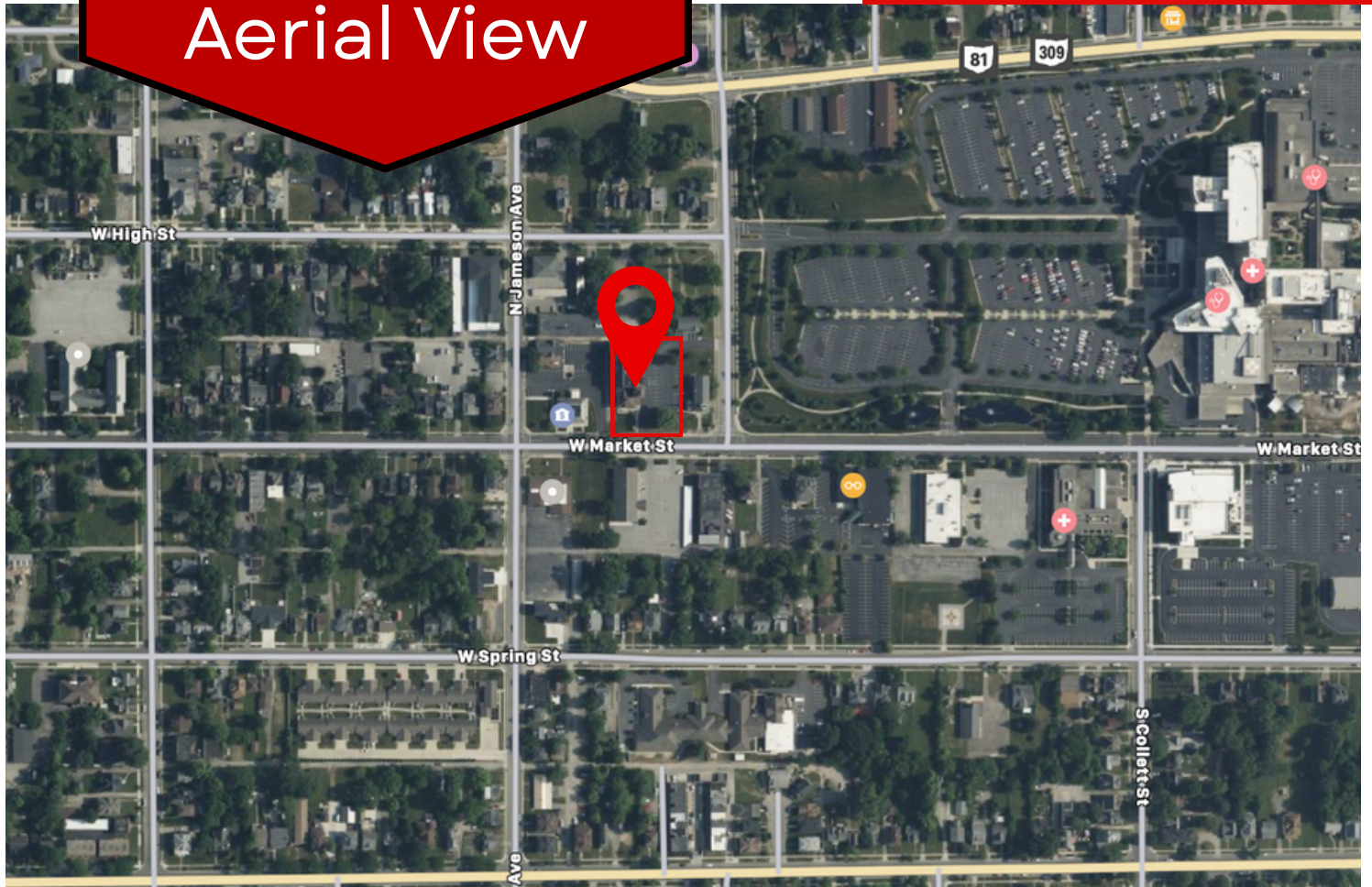
# Location Overview

# Medical Office Building

**916-920 W Market St**



## Aerial View



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



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

