

SALE



MEDICAL

FULL-SERVICE HOSPITAL



208 COLUMBUS STREET, HICKSVILLE, OH 43526

PROPERTY OVERVIEW

Excellent opportunity for a healthcare system or investor seeking to capitalize on the expanding market this location serves. Strategically located near the Ohio/Indiana border, only 3.5 miles northeast of Allen County, IN and the Fort Wayne, IN MSA which is Indiana's 3rd largest county and 2nd largest city by population. Property has a lot to offer for a future hospital, healthcare facility, rehabilitation center, senior care, and other adaptive re-uses or redevelopment.

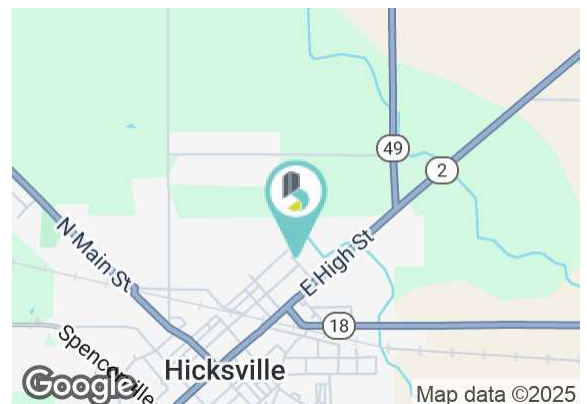
PROPERTY HIGHLIGHTS

- Former Full-Service, Emergency Care Hospital Campus with park-like setting
- Major new addition of inpatient wing constructed in 2006 includes emergency, surgery/obstetrics suites, café, meeting rooms, large backup generator & helipad
- Efficient, single-story design with recently renovated physician offices, lab, physical fitness & aquatic therapy center and more
- Property sits on 6 parcels totaling 20.558 acres, the farmland included to the west offers expansion or commercial development potential

SALE PRICE

CONTACT BROKER

Lot Size:	20.558 Acres
Building Size:	99,912 Square Feet
Parking Spaces:	256



BRADLEY COMPANY

310 E. 96th St., Suite 100
Indianapolis, IN 46240
317.663.6000

PHILLIP COSMAS

Senior Vice President
317.201.1812
pcosmas@bradleyco.com

CHAD VOGLEWEDE

Broker
260.639.3377
cvoglewede@bradleyco.com



BRADLEYCO.COM



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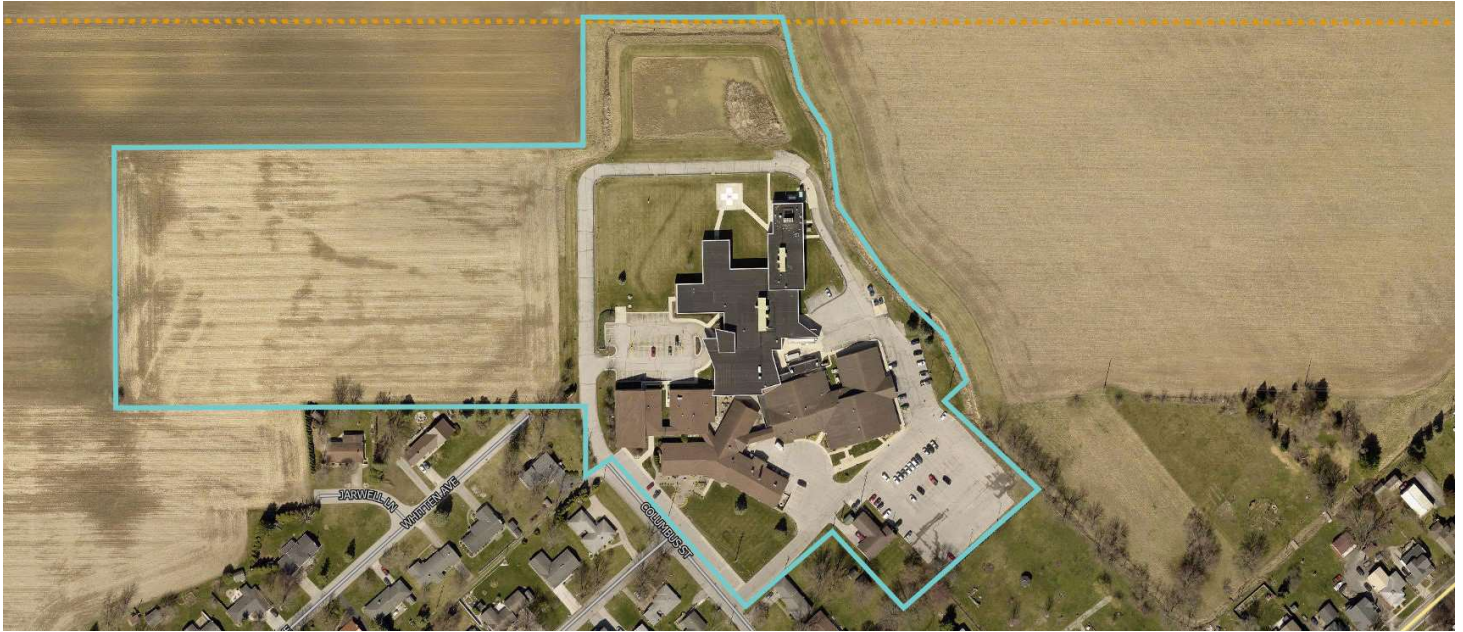
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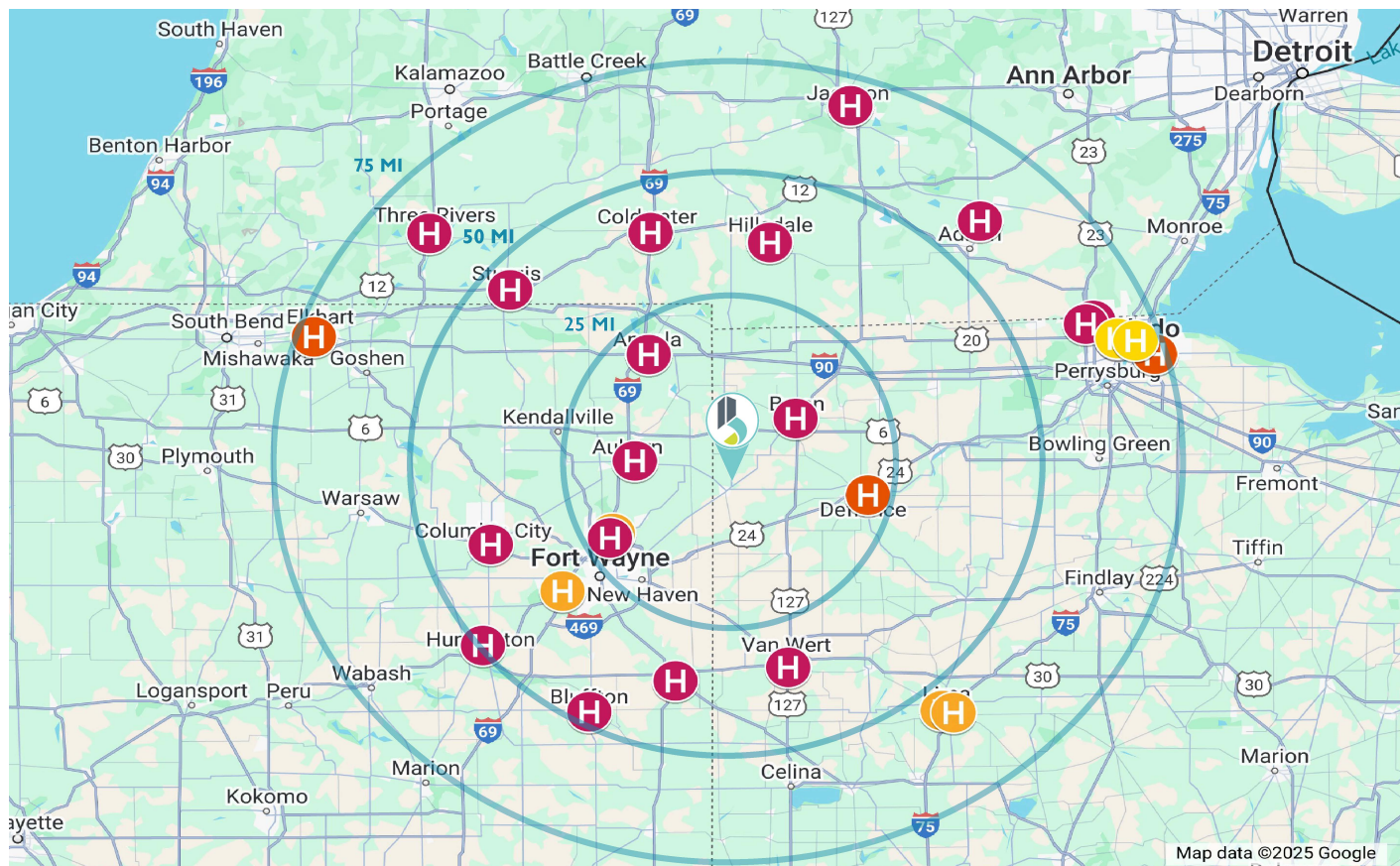


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TRAUMA CENTERS AND HOSPITALS NEAR HICKSVILLE



LEVEL 1

- ProMedica Toledo Hospital
- Mercy Health St. Vincent Hospital



LEVEL 2

- Parkview Hospital
- Lutheran Hospital
- Lima Memorial
- Mercy Health St. Rita's Hospital



LEVEL 3

- Mercy Health-Defiance Hospital
- Mercy Health St. Charles Hospital
- Elkhart General

MAJOR TRAUMA CENTERS AND HOSPITALS BY STATE

*WITHIN 75 MILES OF HICKSVILLE

TRAUMA CENTERS

INDIANA = 3

OHIO = 5

HOSPITALS

INDIANA = 7

OHIO = 5

MICHIGAN = 6



LEVEL 4

- Ohio Health Van Wert Hospital
- Dupont Hospital
- Bluffton Regional Hospital
- Adams Memorial
- Cameron Memorial
- Parkview DeKalb
- Parkview Huntington
- Parkview Whitley
- Parkview Bryan
- Three Rivers Health Hospital
- Sturgis Hospital
- ProMedica Coldwater Regional Hospital
- Hillsdale Hospital
- Henry Ford Jackson Hospital
- ProMedica Charles and Virginia Hickman Hospital
- ProMedica Toledo Hospital
- ProMedica Flower Hospital
- Regency Hospital

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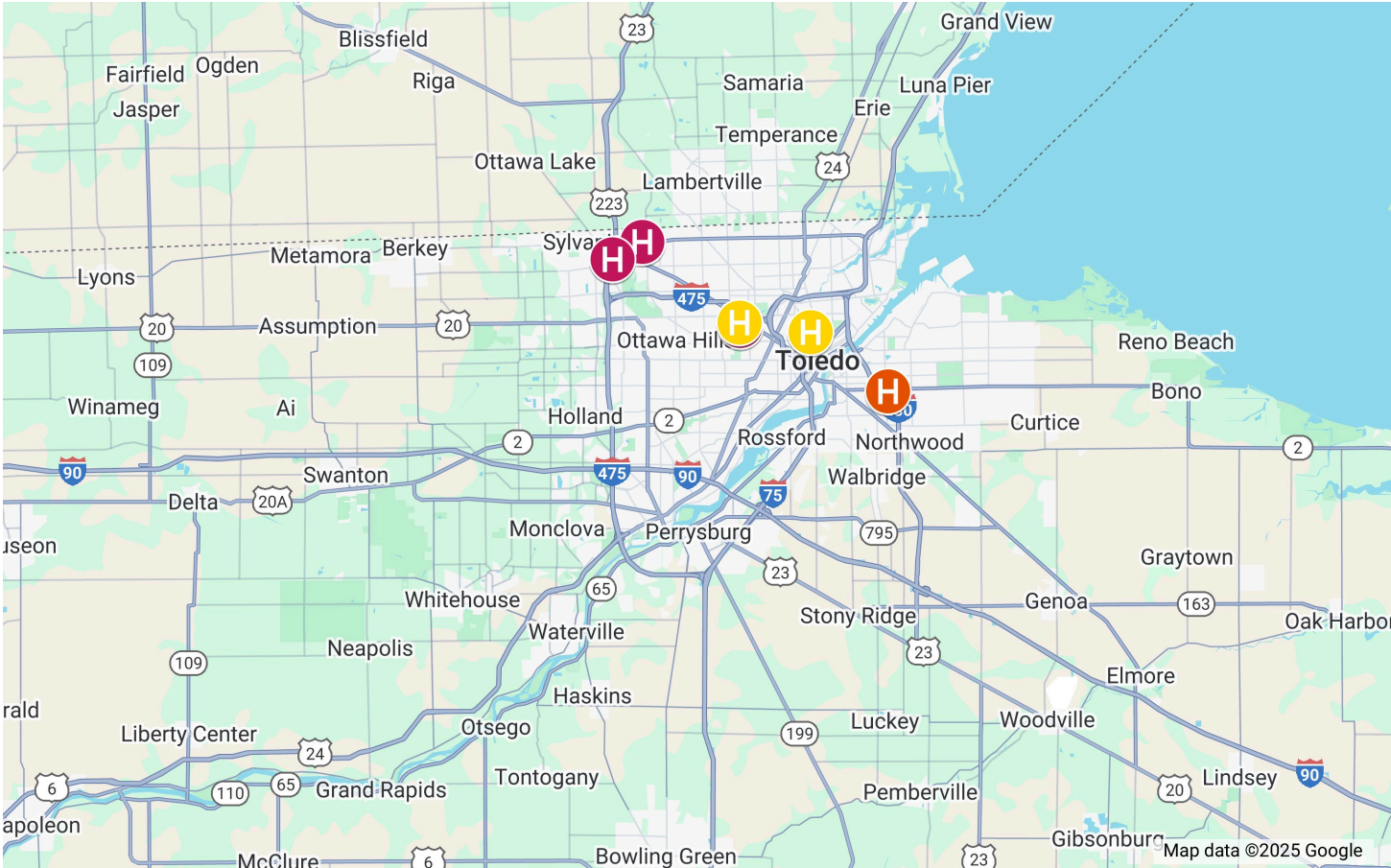
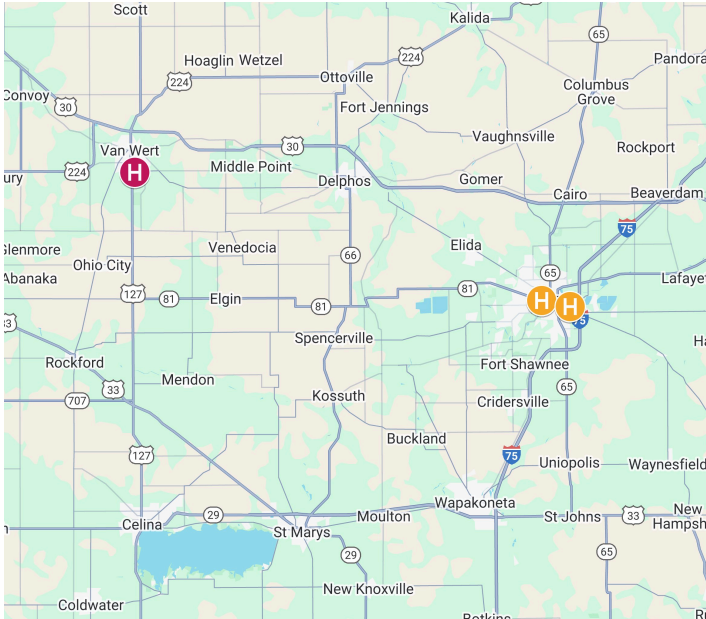
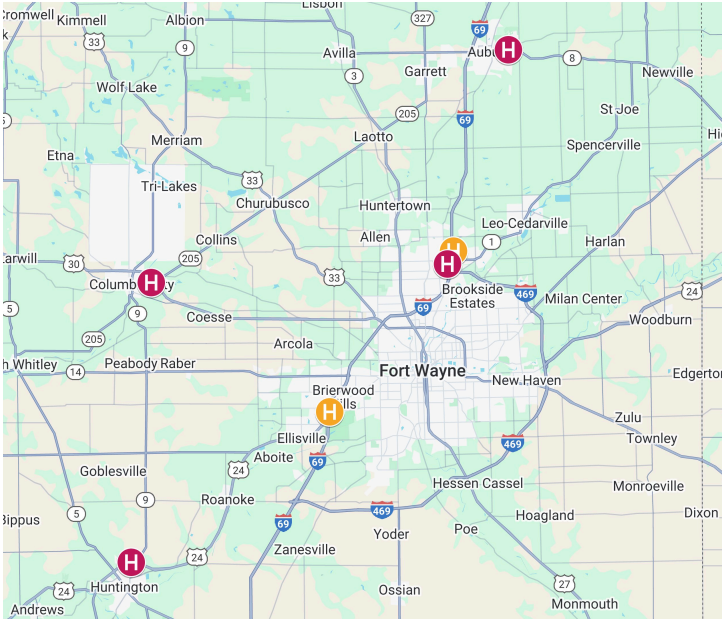
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TRAUMA CENTERS AND HOSPITALS NEAR HICKSVILLE

SALE

SPECIAL PURPOSE



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ADDITIONAL PHOTOS

208 COLUMBUS STREET, HICKSVILLE, OH 43526

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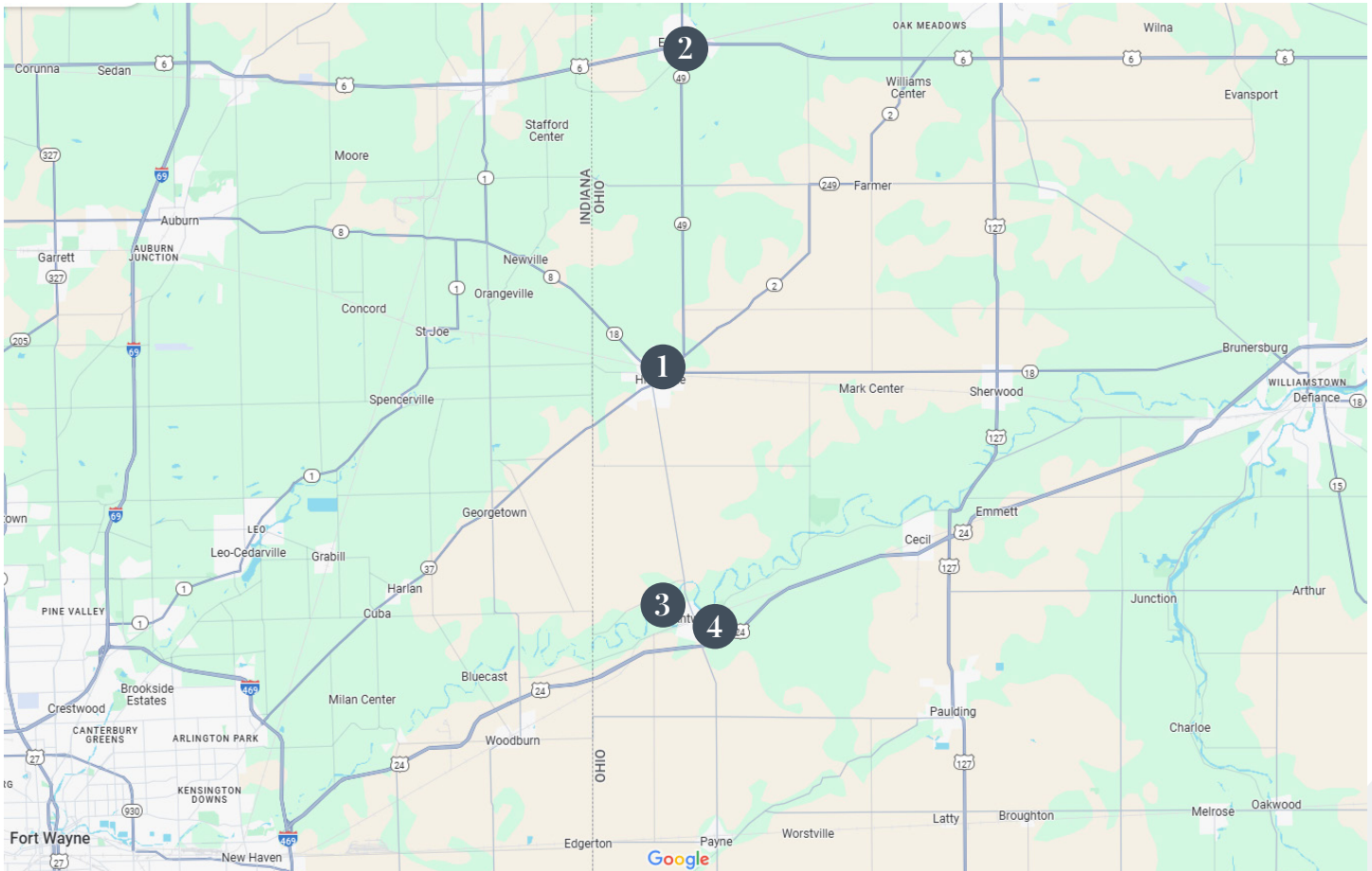
Community Memorial Hospital Portfolio



- Available for sale as a portfolio or individually – Contact Phillip Cosmas or Chad Voglewede for details.
- Operating in conjunction with Jonathan D. Roth, David-Bradley, LLC – BRKP.2002007854

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Senior Vice President
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1



208 Columbus Street
Hicksville, OH 46205

- Full-Service Hospital
- 99,912 Square Feet
- 20.558 Acres
- 256 Parking Spaces
- Price: Contact Broker For Details

2



104 N West Street
Edgerton, OH 43517

- Medical Clinic
- 3,102 Square Feet
- 0.63 Acres
- 20 Parking Spaces
- Zoned R-2

3



422 W River Street
Antwerp, OH 45813

- Medical Clinic
- 1,682 Square Feet
- 0.179 Acres
- 11 Parking Spaces
- Zoned B-2

4



107 W Buffalo Street
Antwerp, OH 45813

- Medical Clinic
- 2,274 Square Feet
- 0.794 Acres
- 25 Parking Spaces
- Zoned R-1