



# 1117 Clark St

Cambridge, OH 43725



## Offering Summary

Sale Price:	\$449,000
Building Size:	5,500 SF
Lot Size:	0.6 Acres
Year Built:	1961
APN:	06-0002388.000

## Property Overview

This 5,500 SF, two-story office building features four medical office suites on a prominent 0.60-acre corner lot with dual access. Currently, two suites are occupied by long-term, month-to-month tenants, while the remaining two are vacant—including a former dental suite with existing plumbing infrastructure. Zoned for commercial office use, the building includes approximately 20 parking spaces with overflow capacity. The flexible floorplan supports multi-tenant leasing or a single owner-user operation with potential income from additional tenants. Strong visibility, proximity to the hospital, and flexible leasing options make this a prime investment or end-user opportunity.

## Property Highlights

- ±5,500 SF two-story medical office building
- Four (4) total office suites – two currently occupied (month-to-month)
- Situated on ±0.60-acre corner lot with front and side access







# 1117 Clark St

Cambridge, OH 43725

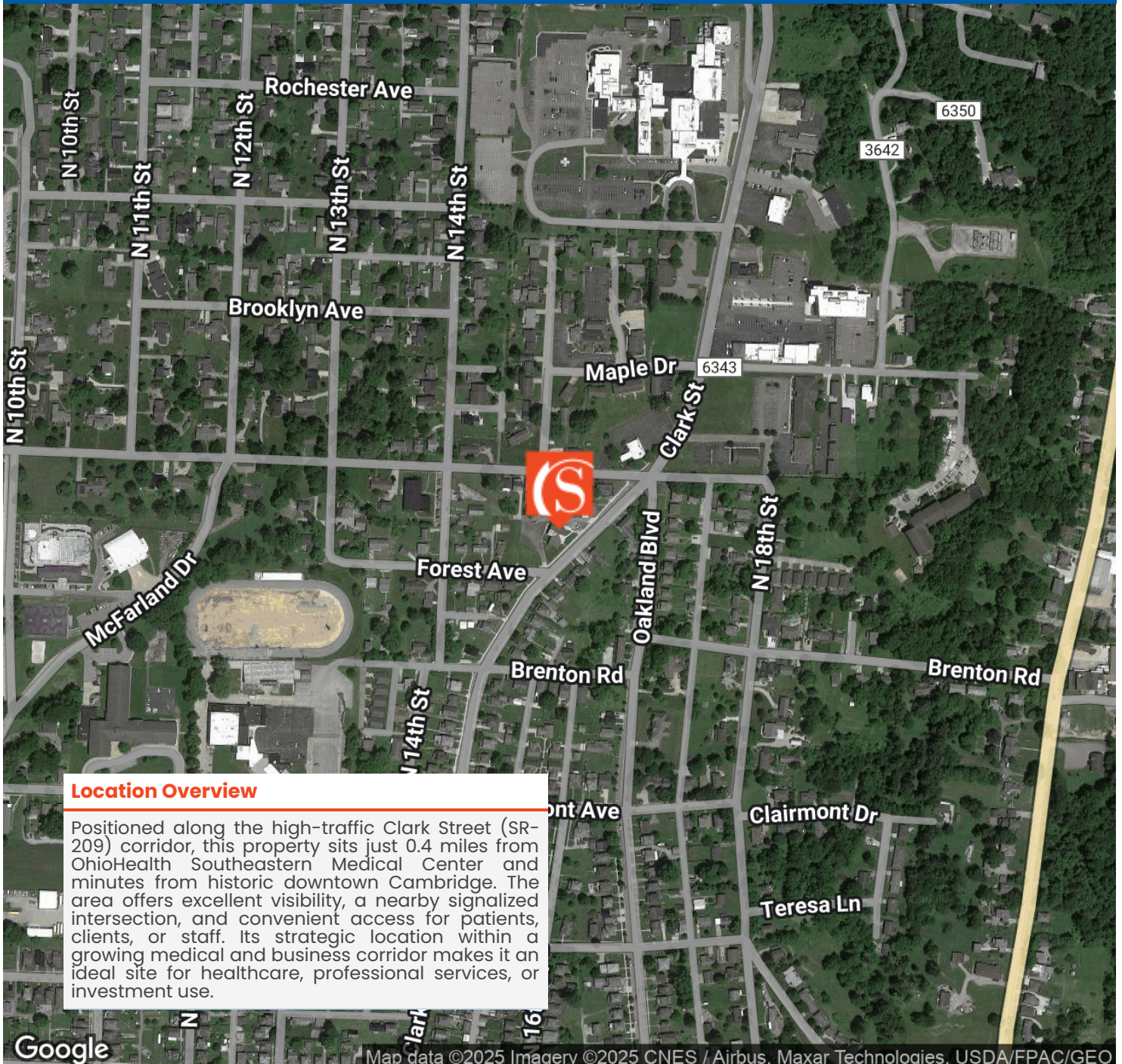






# 1117 Clark St

Cambridge, OH 43725



## Location Overview

Positioned along the high-traffic Clark Street (SR-209) corridor, this property sits just 0.4 miles from OhioHealth Southeastern Medical Center and minutes from historic downtown Cambridge. The area offers excellent visibility, a nearby signalized intersection, and convenient access for patients, clients, or staff. Its strategic location within a growing medical and business corridor makes it an ideal site for healthcare, professional services, or investment use.

Google

Map data ©2025 Imagery ©2025 CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO



Shai-Hess Commercial | 1471 Granville Road | Newark, OH 43055 | 740.587.7441 | shai-hess.com

Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.

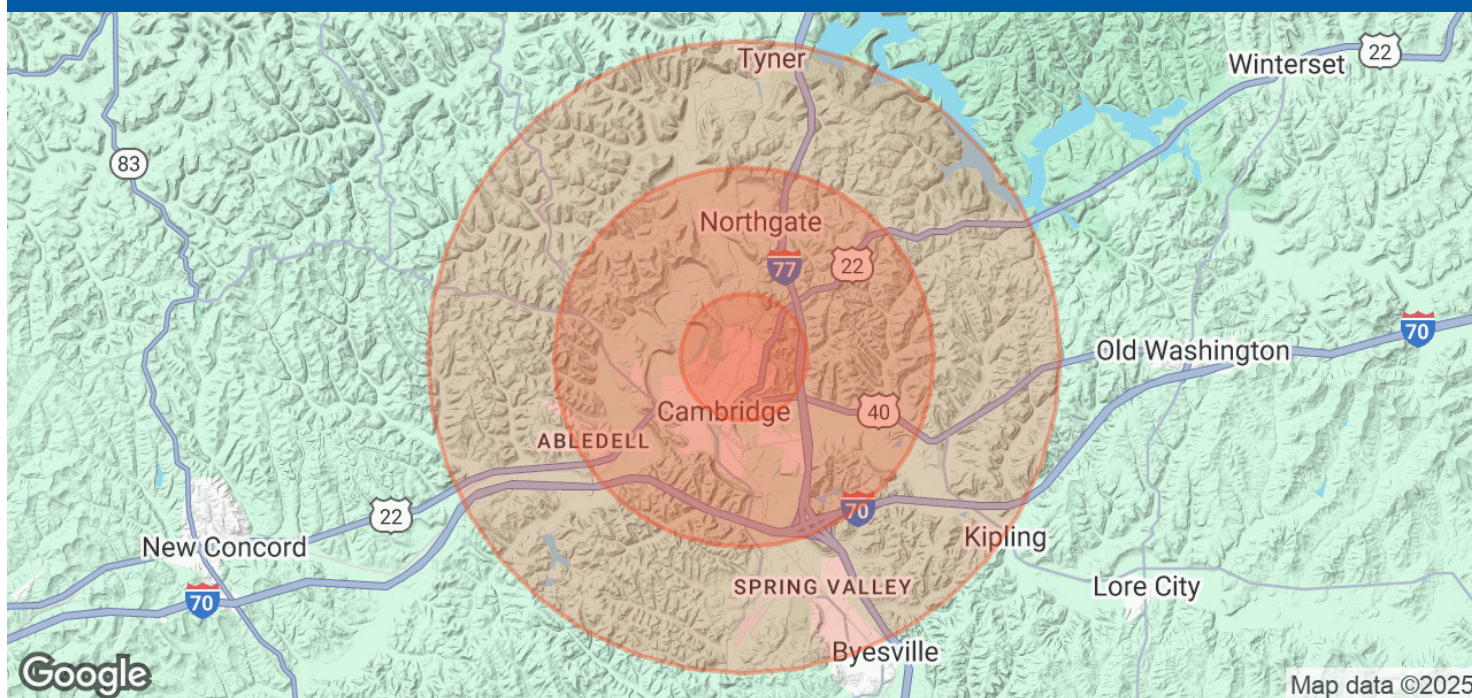






## 1117 Clark St

Cambridge, OH 43725



Map data ©2025

Population	1 Mile	3 Miles	5 Miles
Total Population	6,104	13,354	19,087
Average Age	41	43	43
Average Age (Male)	39	41	41
Average Age (Female)	42	44	44
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,674	5,967	8,416
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$68,586	\$68,836	\$70,949
Average House Value	\$148,828	\$166,799	\$172,556

Demographics data derived from AlphaMap