



Real Estate Services

FLEX-BUILDING WITH LARGE FENCED YARD FOR SALE!

\$295,000

517 John St.
Hillsboro, OH 45133



PROPERTY FEATURES:

- **4,629 SF Flex Building**
- **1.075 Acre Lot**
- **Fenced Lot for Storage/Vehicle Parking**
- **House on Property Included in Sale**
- **Business Also Available For Sale Separately**



- Commercial
- Investment
- Land

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Fact Sheet

Address:	517 John St. Hillsboro, OH 45133
Price:	\$295,000.00
County:	Highland
City:	Hillsboro
Building Size:	4,629 SF
Lot Size:	1.075 Acres
Year Built:	1957
Parking:	Large Fenced Lot Used for Parking and Equipment Storage + 5 Paved Customer Spots
Roof:	Flat Rubber Roof- 2020
HVAC:	1 Full in Upstairs Unit, Only Central Heat in Warehouse
Electric:	3-Phase // 200 Amp Service
Fire Suppression:	No
OH & Dock Doors:	2 OH Doors 8' and 10' Service Bay on Side
Restrooms:	Half Bath in Warehouse, Full Bath in Apartment
Taxes:	\$3,660.58 Annually For All 5 Parcels

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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Property Description:

517 John St. in Hillsboro, OH is a $\pm 4,629$ SF flex building situated on 1.075 acres across five parcels. The property is currently occupied by Hillsboro Tool Rental, and the business is available for purchase separately with details provided upon signing a non-disclosure agreement. Originally built in 1957 and well maintained with multiple updates- including a flat rubber roof installed in 2020- the building includes $\pm 4,029$ SF of functional space and a ± 600 SF vacant residential apartment that could be converted into office use. The lot features a large, fenced outdoor storage area ideal for vehicles and equipment, along with five paved customer parking spaces. The building includes two overhead doors (8' and 10') with a service bay on the side, a half bath in the warehouse, and a full bath in the upstairs unit. It is equipped with 3-phase, 200-amp electric service and central heating in the warehouse. One parcel also includes a non-habitable house, offering potential for redevelopment or added utility. Total property taxes for all five parcels amount to \$3,660.58 annually. Priced at \$295,000, this property offers strong value for both investors and owner-users.

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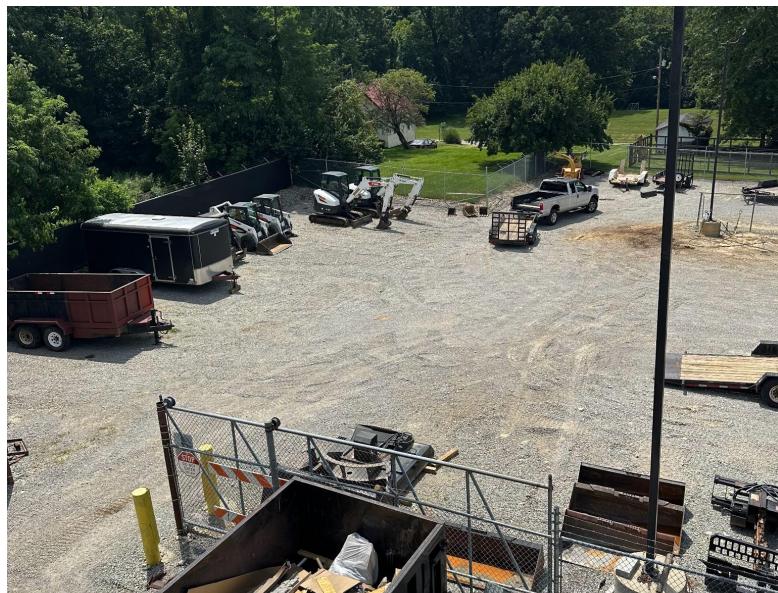
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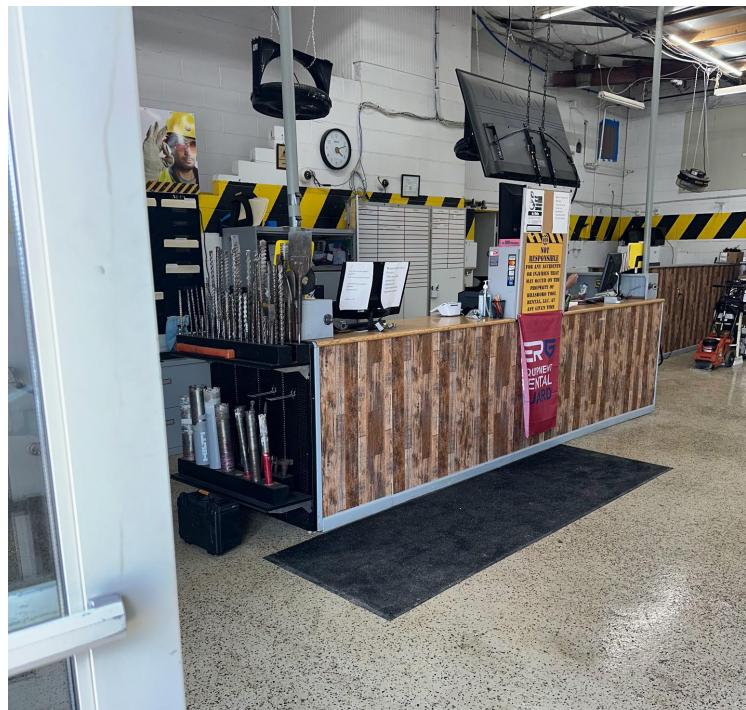
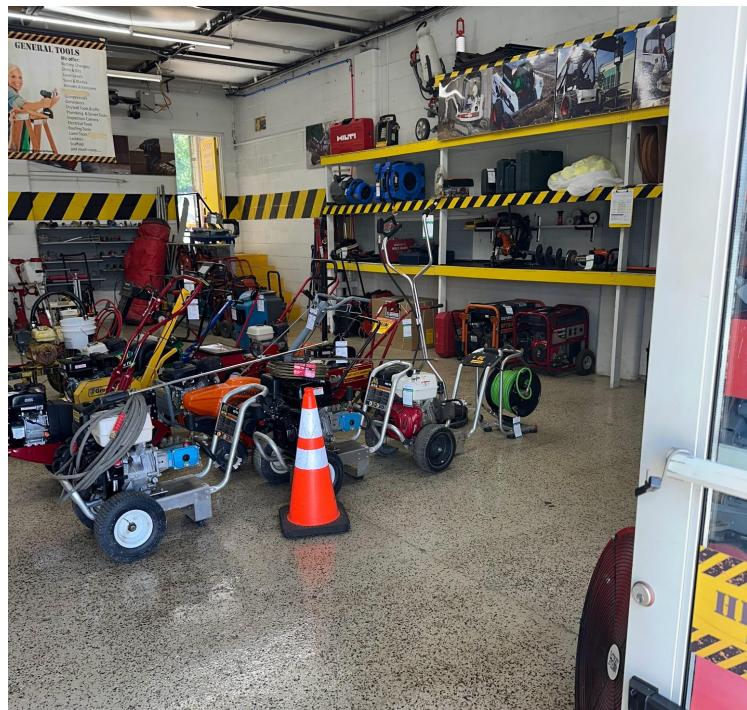
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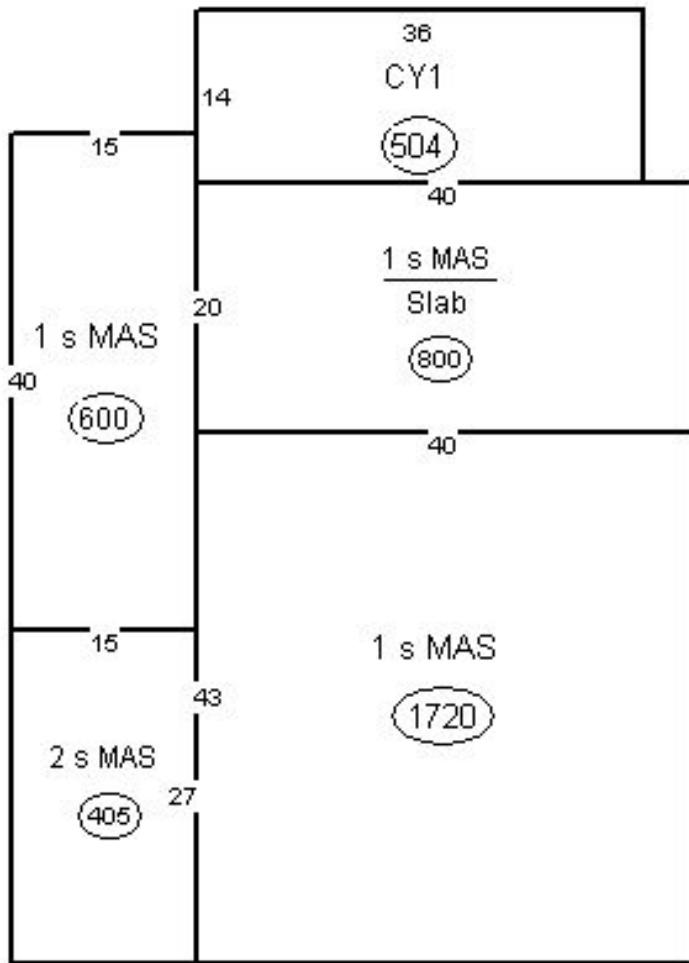
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