

454-460 W Central Ave

Medical Office Building

454-460 W Central Avenue
Delaware, Ohio 43015

±1,200 - 2,261 Sq. Ft Available For Lease or Sale in Delaware, OH.



Property Summary

- » 1,200 - 2,261 SF available at \$14.00/SF NNN
- » Generous TI allowance on 2,261 SF shell space
- » 454 W Central - Sale price is \$1,400,000, estimated NOI for 2023 - \$51,714
- » 460 W Central - Sale price is \$4,600,000, estimated NOI for 2023 - \$227,010
- » 454-460 W Central - Sale price is \$5,600,000
- » Directional signage opportunities
- » 2 minutes from Ohio Health Grady Memorial Hospital located on Ohio State Route 37
- » Property is ADA accessible and is located across from Grady Memorial Hospital

Property Photos

Take a tour of the space by clicking here!



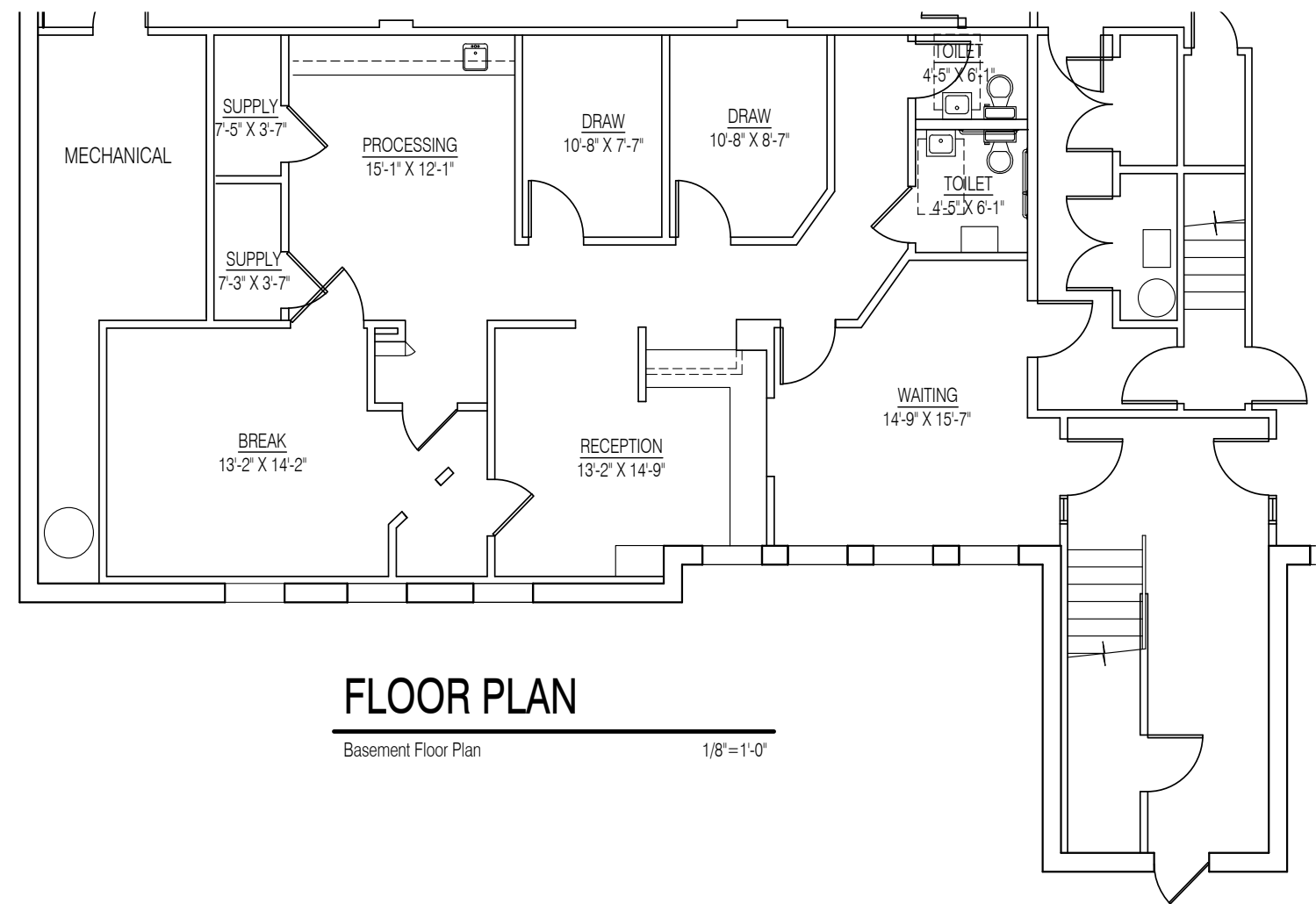
454-460 W Central Ave
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For Lease or Sale



454 W Central Lower Level, Suite B

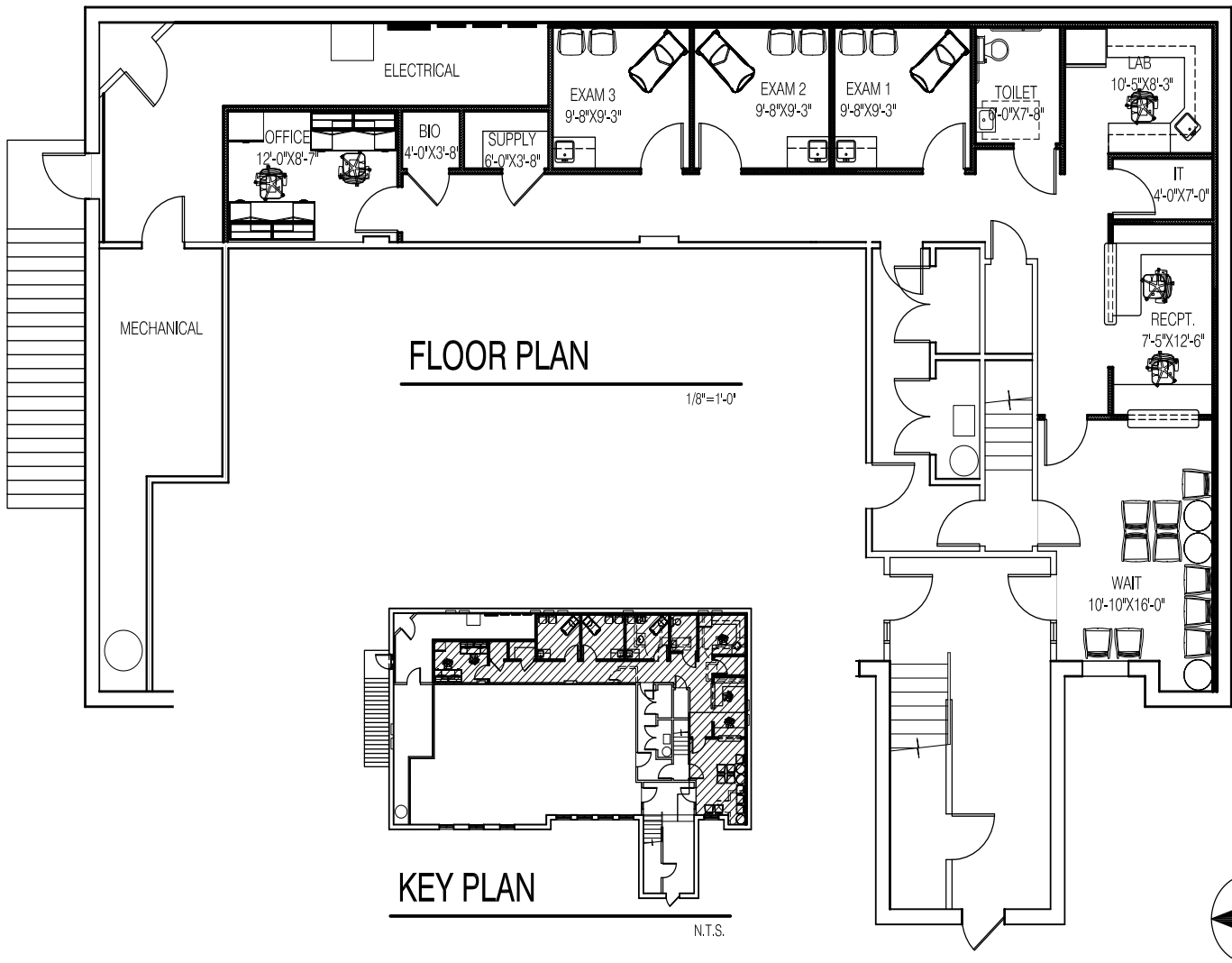
Floor Plan - 1,320 SF



454 W Central Lower Level, Suite C

Sample Floor Plan - 1,200 SF

PROPOSED

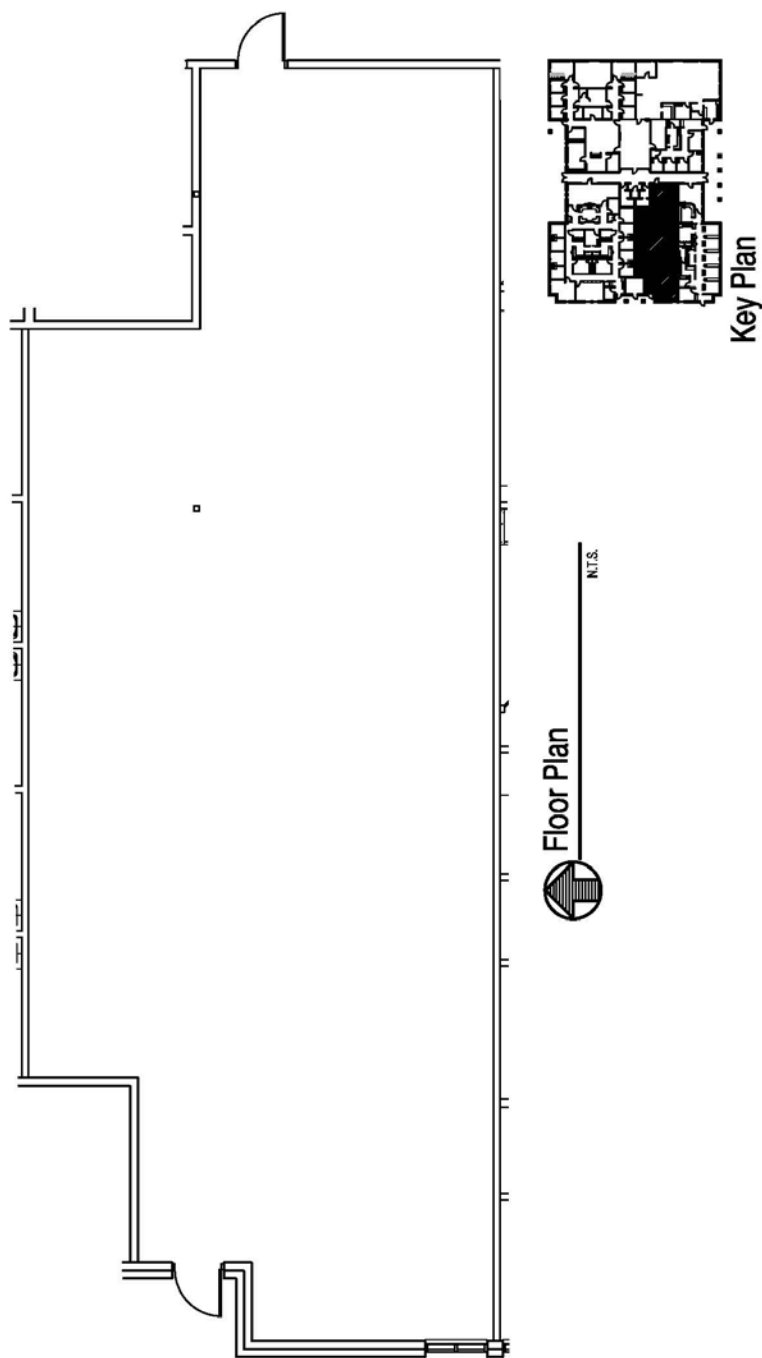


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460 W Central Suite E

Floor Plan - 2,261 SF



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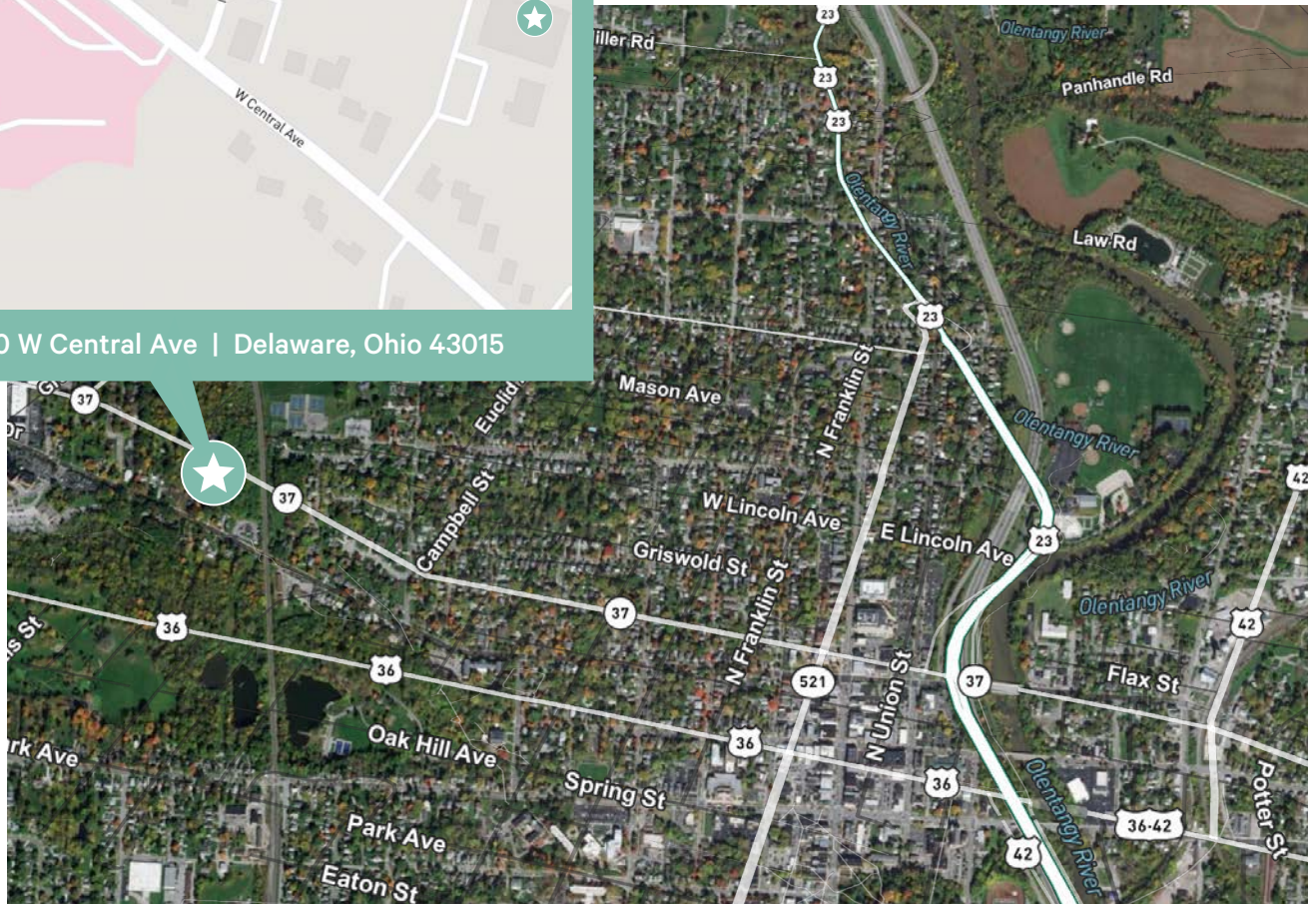


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454 Suite B - 1,320 SF

454 Suite C - 1,200 SF

460 Suite E - 2,261 SF



Contact Us

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