

OFFICE/RETAIL FACILITY - PRICE REDUCTION



213 N. OHIO AVENUE
SIDNEY, OHIO 45365



Property Highlights:

Square Feet: 1,200 SF

Lease Rate: \$1,100/Month

- ✓ Professional Renovated Exterior
- ✓ Basement Storage with 1st Floor
- ✓ Professional Signage Location on Façade of Building
- ✓ Private Entrances with Electronic Locks
- ✓ Private Parking Lot and Public Parking Available
- ✓ New Flooring
- ✓ Open Floor Plan

****Broker Owned**



Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com

www.ipbindustrial.com

OFFICE/RETAIL FACILITY - PRICE REDUCTION



213 N. OHIO AVENUE
SIDNEY, OHIO 45365

Square Footage: 1,200 SF

1st Floor: 540 SF

2nd Floor: 660 SF

Building Dimensions: 33' - 22'

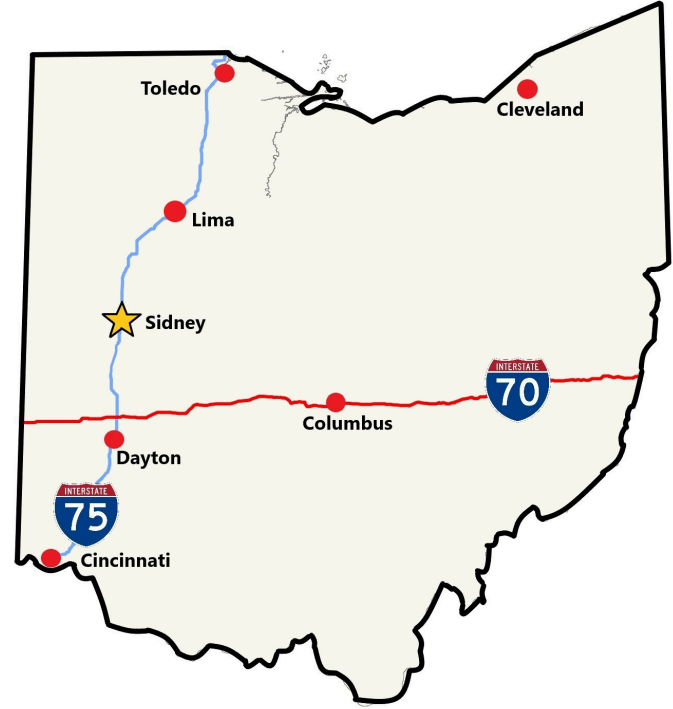
Utilities: City Water & Sewer

Lighting: Fluorescent

Internet Provider: Time Warner Cable
(High Speed)

Zoning: B-5
(Court Square Business)

Parcel Number: 01-18-36-204-014
01-18-36-204-011



Location:

Beautiful and Historical Downtown Sidney within walking distance to post office, courthouse, restaurants, banks, etc..



Scan for more info

****Broker Owned**



Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com

www.ipbindustrial.com

OFFICE/RETAIL FACILITY - PRICE REDUCTION



213 N. OHIO AVENUE
SIDNEY, OHIO 45365



****Broker Owned**



Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com

www.ipbindustrial.com

ALL INFORMATION FURNISHED IS FROM SOURCES BELIEVED TO BE RELIABLE, AND IS SUBJECT TO ERROR, OMISSIONS, CHANGE OF TERMS AND CONDITIONS PRIOR TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL