



FOR SALE:
9765 BASIL WESTERN RD
CANAL WINCHESTER, OH 43110



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Tenant Highlights

Kinetico is a globally recognized and trusted company specializing in water treatment systems for homes, businesses, and the industrial sector. They are known for their innovative, non-electric systems that effectively soften water and improve overall water quality. In addition to their global distribution network, Kinetico has offices in various countries, including Canada, the United Kingdom, Denmark, France, and more.

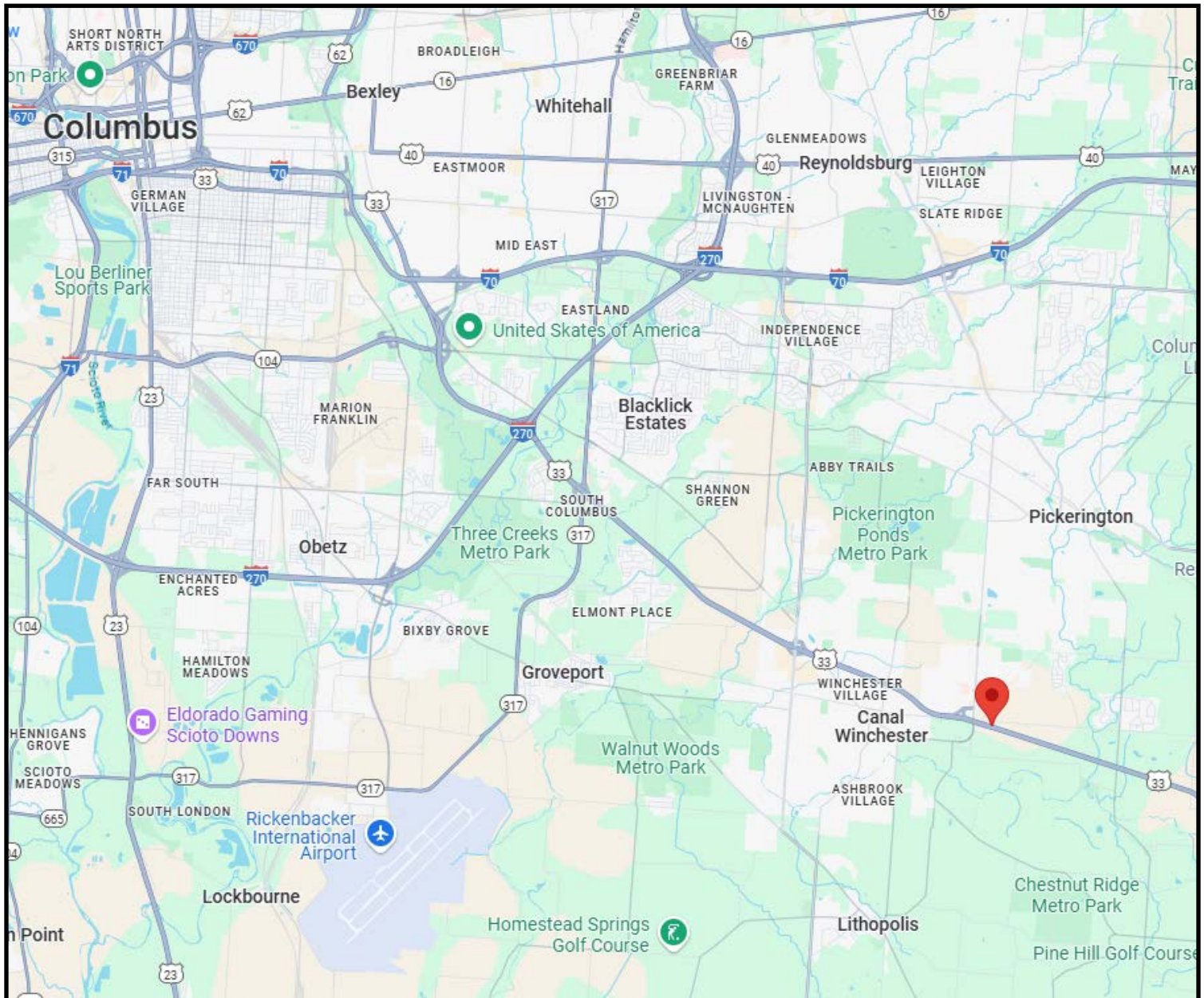
- They have established offices and manufacturing facilities in various locations, including the US, Canada, Europe, and Asia.
- The company also has a strong online presence and actively engages with customers worldwide through various channels.
- The building was remodeled completely in 2025.
- A new long term NNN lease was signed recently.

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Property Highlights:

Price: \$1,300,000

Cap Rate: 6.7 %

NOI: \$87,724

Scheduled rent increase

About Columbus:

New Census Data Shows Columbus Leading the Midwest in Population Growth. Columbus metro growth is 38% higher than the national average in 2024. Columbus' growth is even more impressive by comparison. At 1.38%, Columbus grew faster than much larger metros like Denver, Seattle, and Washington, D.C. Columbus boasts a diverse economy with a strong presence in education, insurance, banking, healthcare, and technology. People are choosing this metro because they see opportunity, and that's no accident. A strong economy, a collaborative spirit, and a commitment to shared prosperity make Columbus a place where people can build their future. Columbus isn't just growing; it's proving that the American Dream is still alive and well in the heartland.

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