



Rare Owner-Occupant Opportunity in Powell, OH

TWO-STORY OFFICE BUILDING FOR SALE

1460-1466 MANNING PKWY

POWELL, OH



BUILDING HIGHLIGHTS

Allied Real Estate Advisors is proud to present a high quality owner-user office sale opportunity at **1460-1466 Manning Pkwy**. Located in Powell, the location is conveniently situated near major roads, with ample parking and amenities nearby such as restaurants and shopping.

\$1,585,000

Sale Price

9,525 SF

Total
Building

5,289 SF

First Floor
Owner User Suite

4,236 SF

Garden Level
Leased

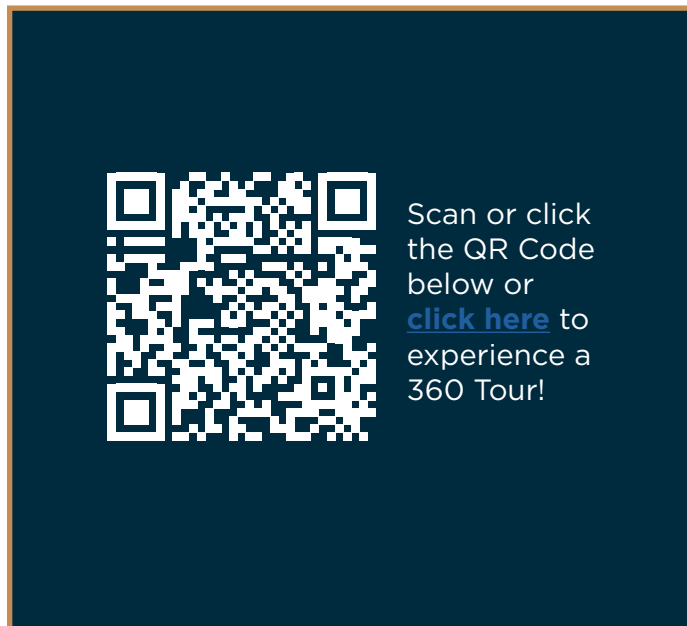
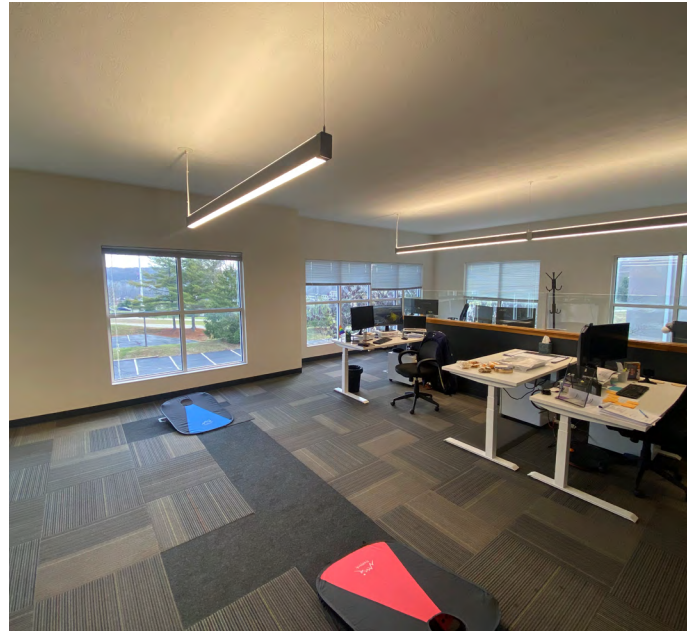
Rare owner-occupant opportunity
in Powell submarket with income in
place

Opportunity to owner-occupy
5,289 SF on the first floor with
ability to grow

Functional existing layout with
private offices, open workspace
and multiple conference rooms

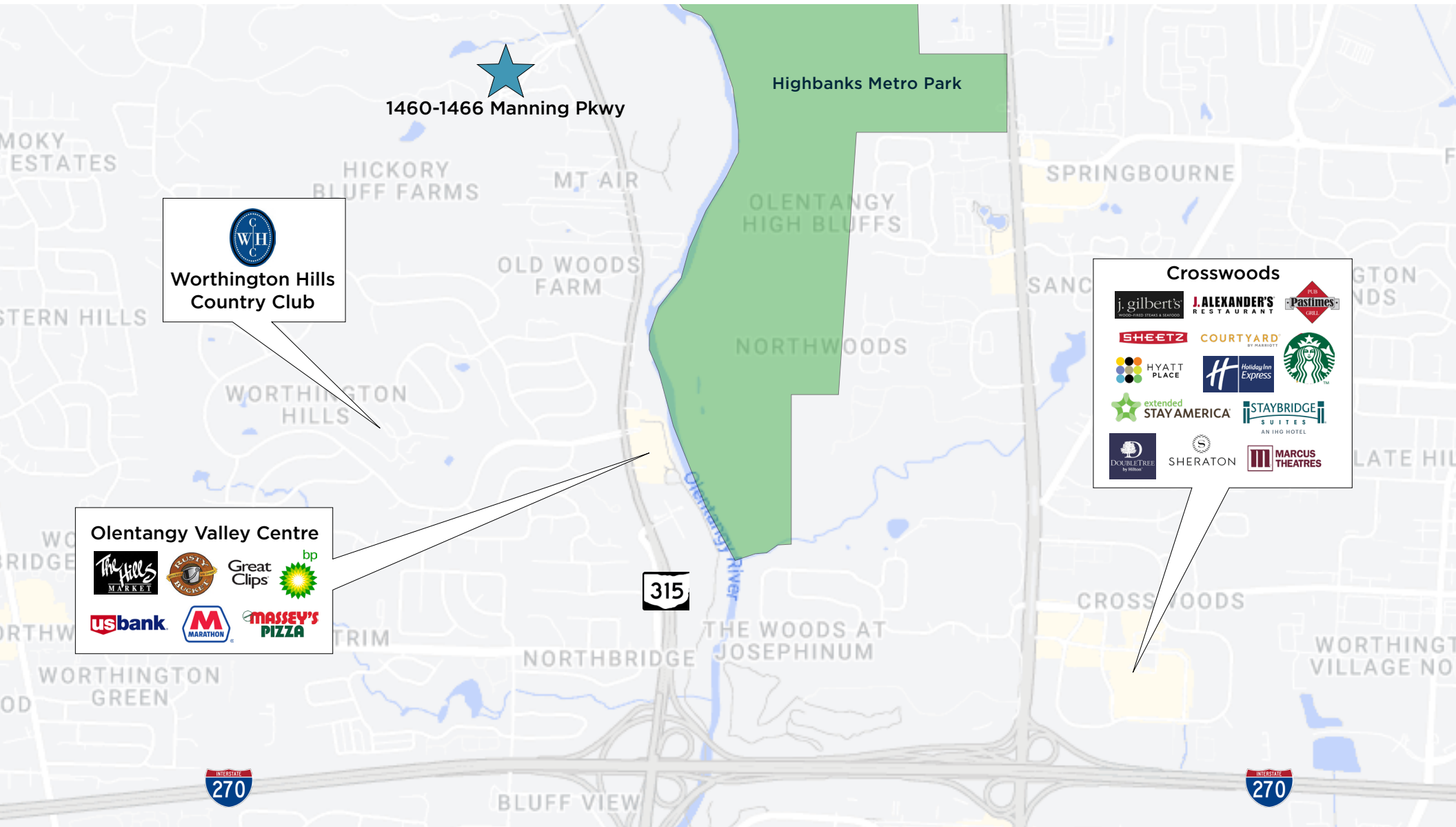


BUILDING PHOTOS



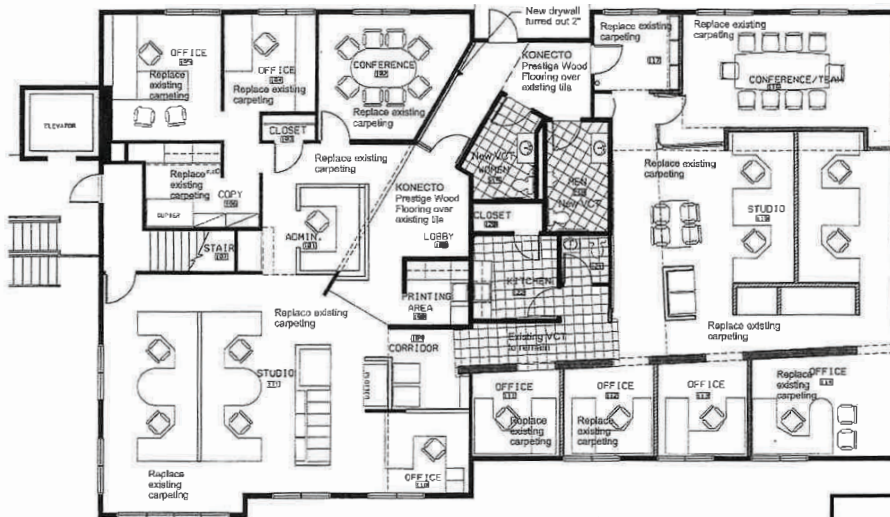
BUILDING LOCATION

1460-1466 Manning Pkwy is conveniently located with nearby access to SR-315 & I-270, as well as several Powell area amenities listed below.



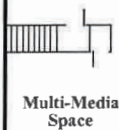
FLOOR PLANS

1464 & 1466 Manning Pkwy First Floor - 5,289 SF Available



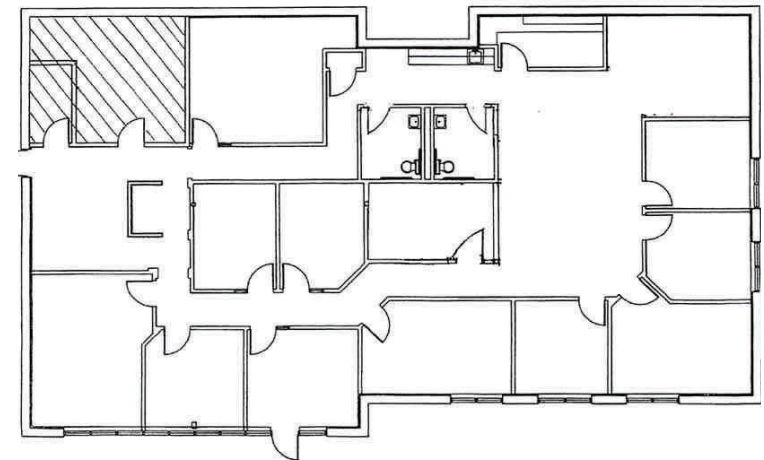
1464 & 1466 Loft Space

Co-Working
Space



Multi-Media
Space

1460 Manning Pkwy Garden Level - 4,236 SF Fully Leased





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