

Ohio Wesleyan University

Subject Property

SR-36

N Sandusky St

W Winter St

OFFICE BUILDING FOR SALE

15 N FRANKLIN ST

DELAWARE, OH 43015



A MEMBER OF CORFAC INTERNATIONAL



Subject Property

EXCLUSIVELY PRESENTED BY

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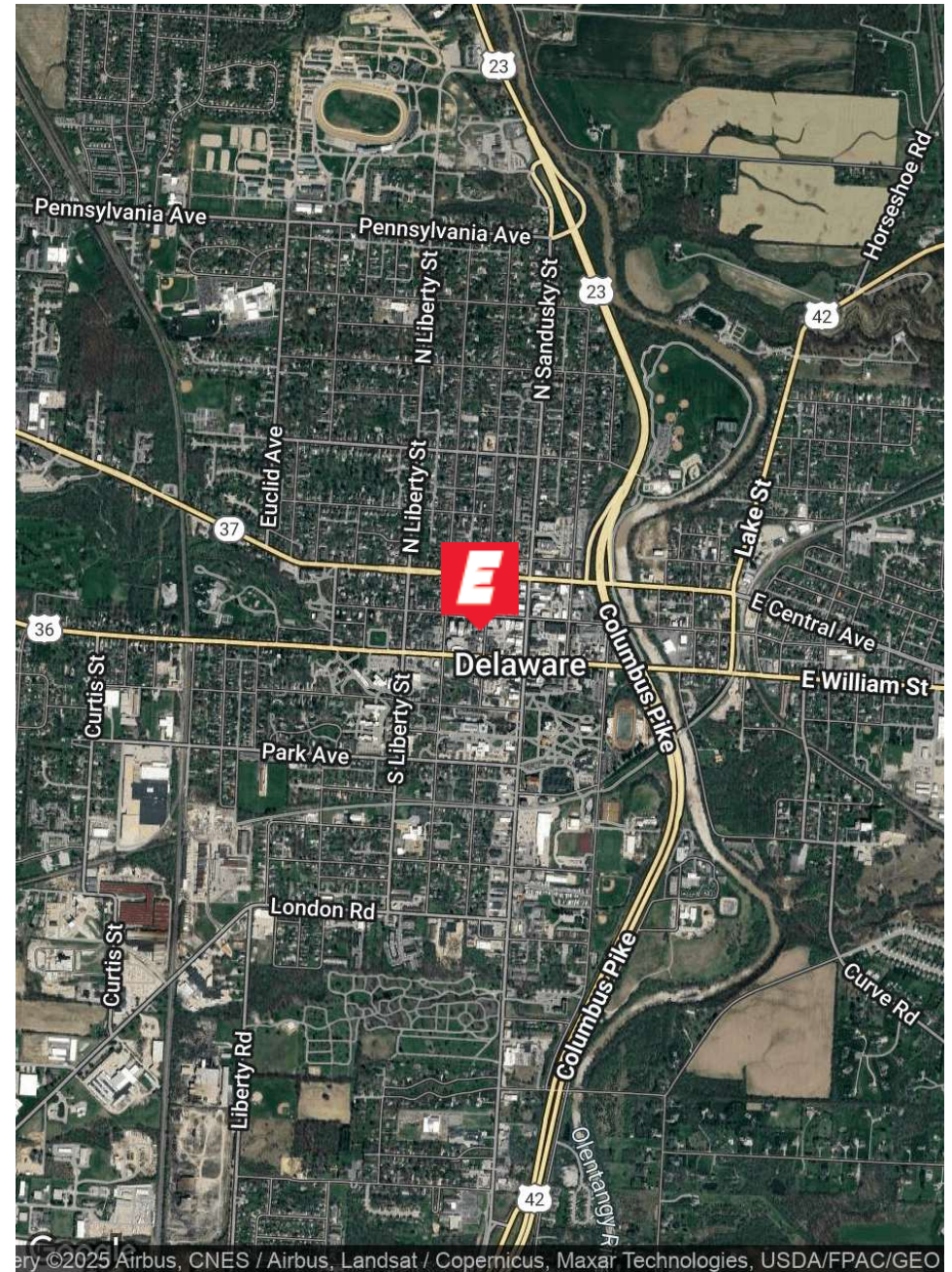
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EXECUTIVE SUMMARY

Elford Realty is proud to present this charming two-story office building located in the heart of the Historic District of Delaware. Built in 1821, this property blends timeless character with functional office space, making it ideal for general office use.

The building offers both front and rear entries and includes an attached surface parking lot with ample space for staff and visitors. The first floor features two welcoming reception areas, a break room with kitchenette, a spacious porch, two conference rooms, and a restroom. Upstairs, you'll find four private offices and an additional restroom.

Conveniently situated between State Routes 36 and 37, and just minutes from SR-23 and Ohio Wesleyan University, this location offers both accessibility and historic charm.



\$475,000 (\$145/SF)

ASKING PRICE

OFFICE (OFFICE BUILDING)

PROPERTY TYPE

3,264

TOTAL SF AVAILABLE

1821

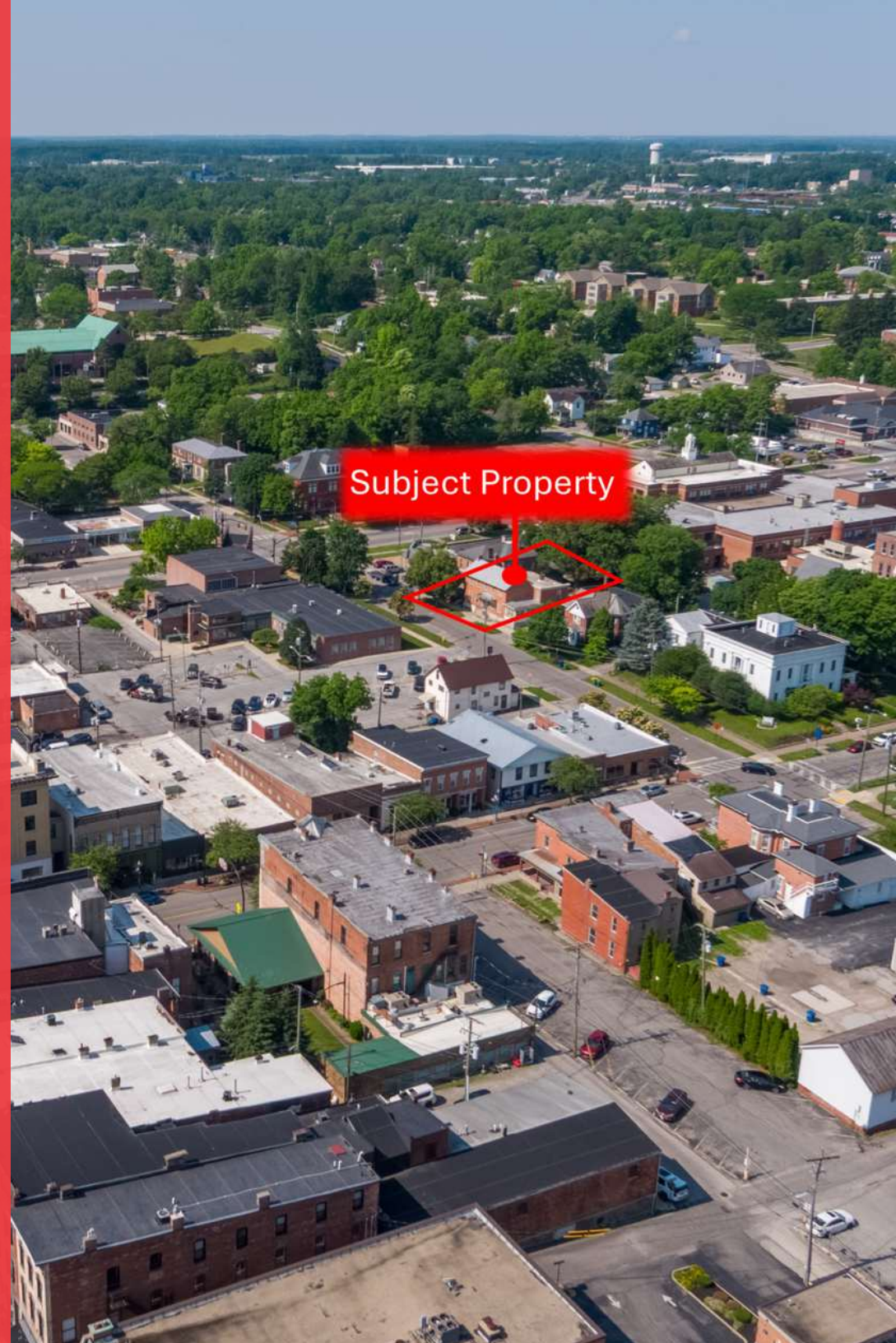
YEAR BUILT

COLUMBUS/DELAWARE

NEIGHBORHOOD/CITY

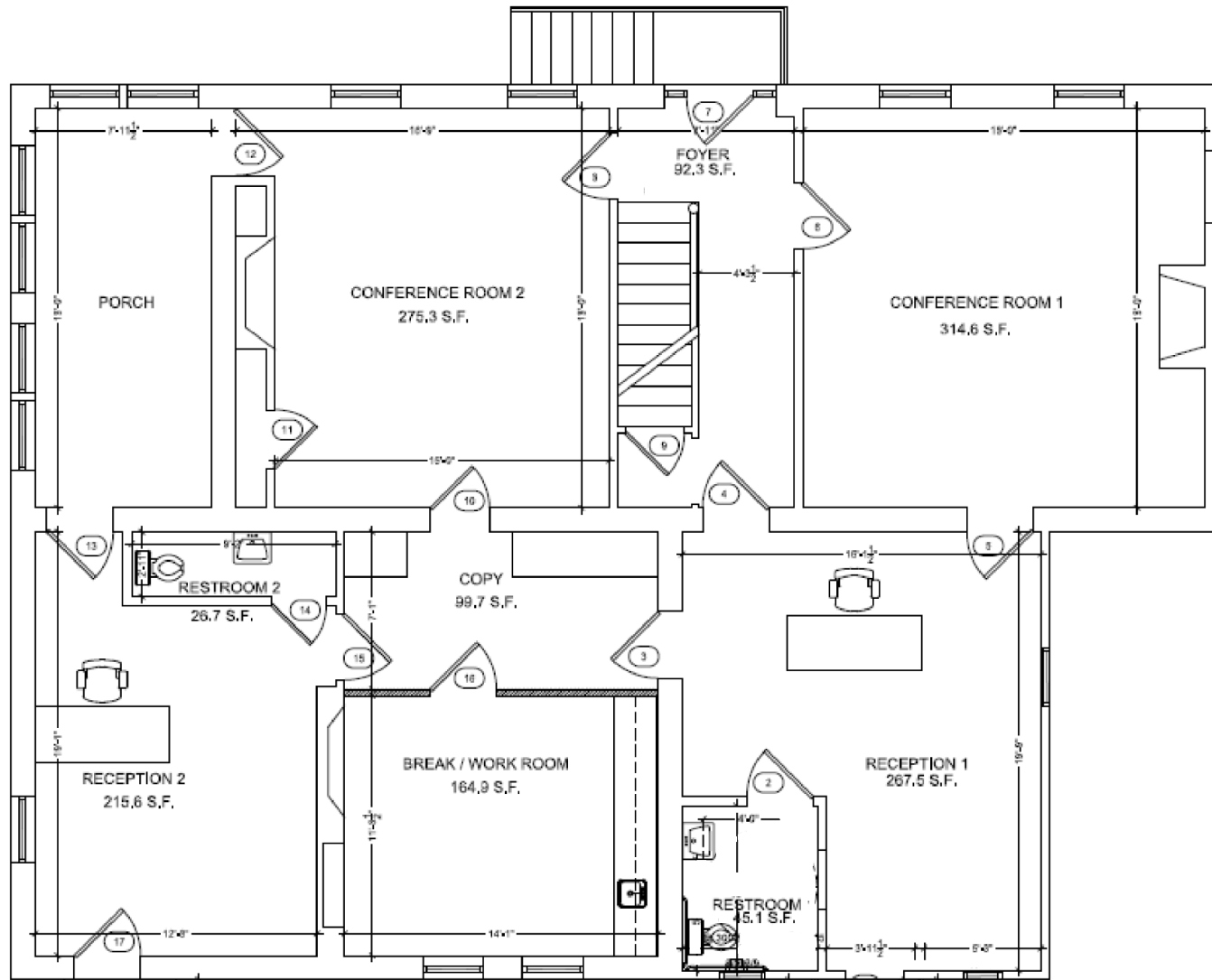
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PARKING



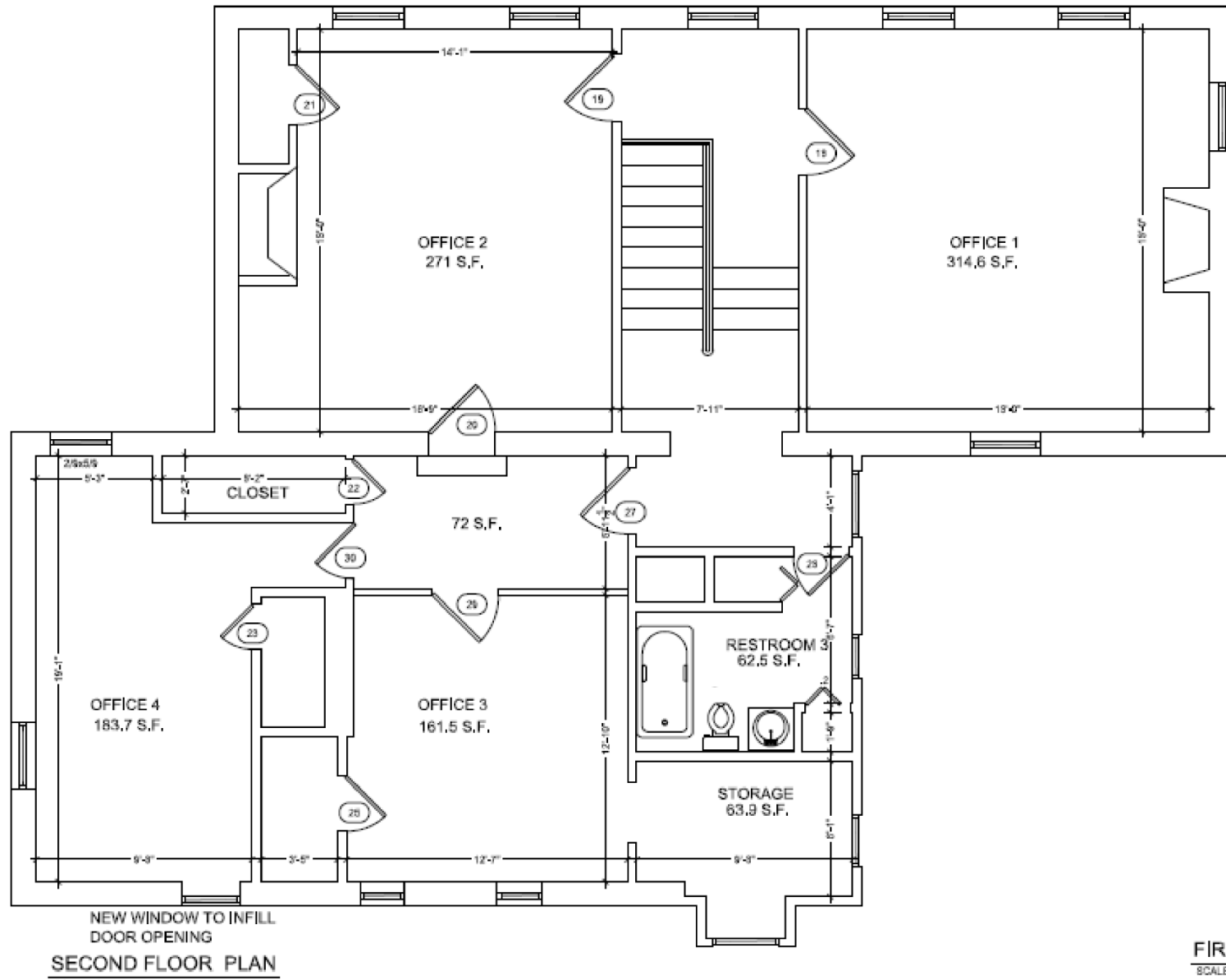
FLOOR PLAN

First Floor Plan

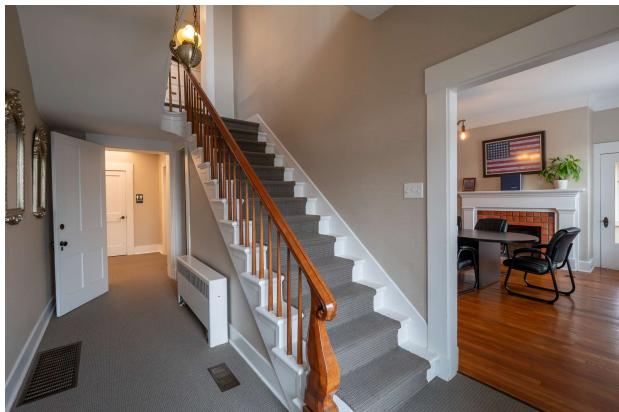
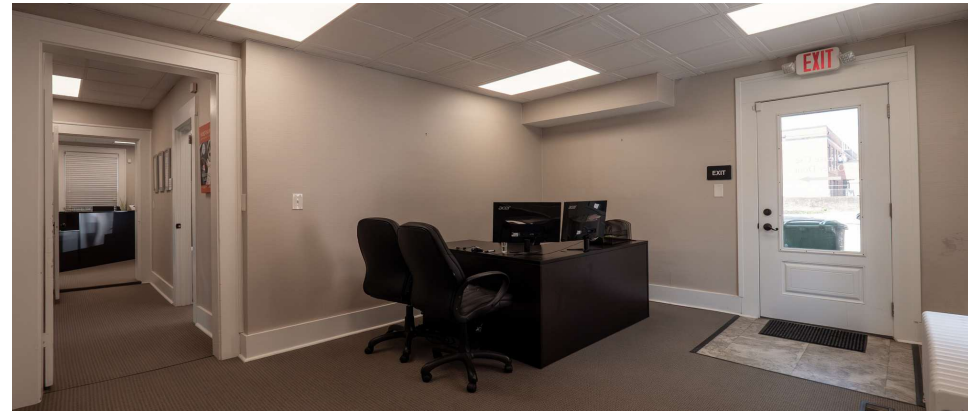


FLOOR PLAN

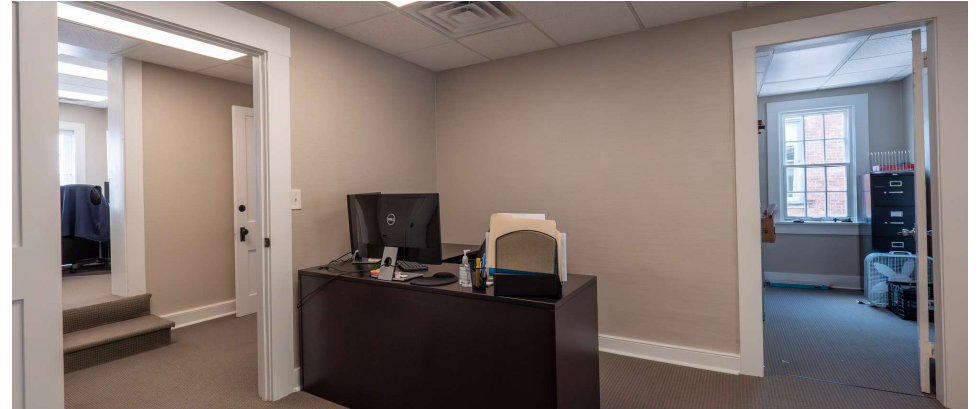
Second Floor Plan



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



MARKET OVERVIEW MAP



AREA OVERVIEW



ABOUT DELAWARE

Delaware, Ohio, is a fast-growing city just north of Columbus, offering a prime location for commercial real estate with direct access to major highways and a strong, business-friendly climate. As the seat of one of the nation's fastest-growing counties, Delaware supports diverse industries including healthcare, manufacturing, and professional services. The presence of Ohio Wesleyan University and the Delaware Area Career Center fuels a skilled workforce, while ongoing investment in infrastructure and development supports both modern retail corridors and a vibrant historic downtown. With strong demographics, excellent schools, and high quality of life, Delaware presents a compelling opportunity for businesses and investors.

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