

FOR SALE OR LEASE

2376 Benden Drive

Wooster, OH 44691



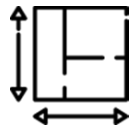
DONALD K.
GANT
REALTY WOOSTER

GANT-REALTY.COM

PROPERTY DETAILS



± 1.00
Total Acres



± 6,100
Square Feet



Built
1989



± 20 On Site
Parking Spaces



Former Cancer
Treatment Center

FOR SALE OR LEASE DETAILS



Asking Sales Price
\$590,000



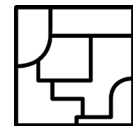
Asking Lease Rate
\$4,000 / Month



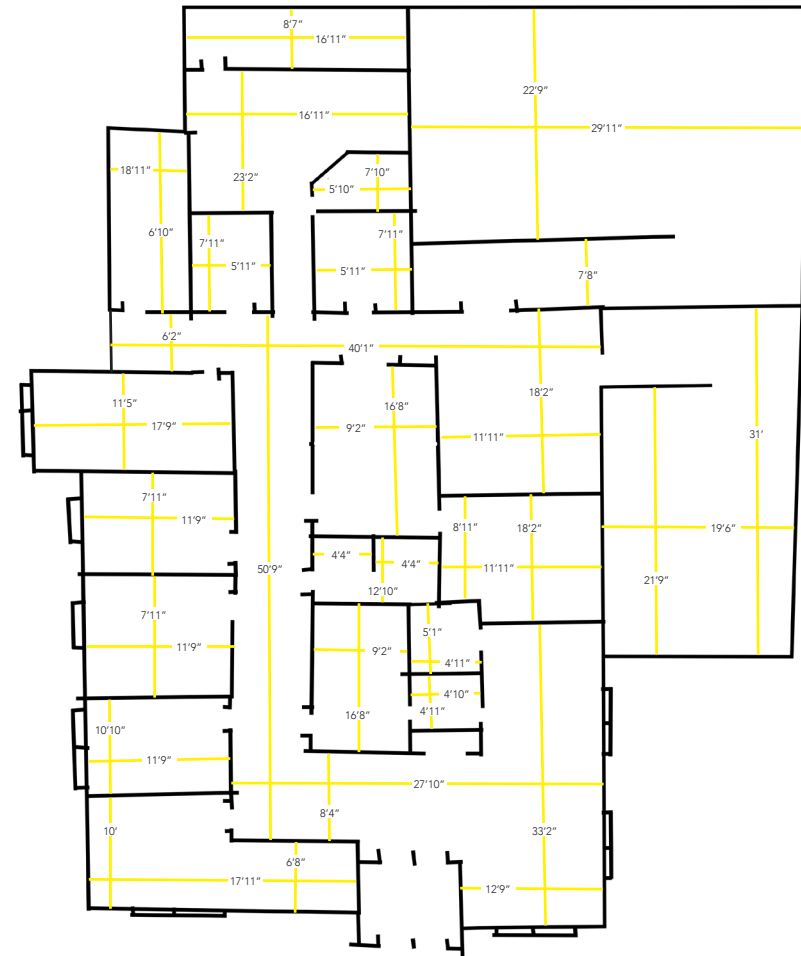
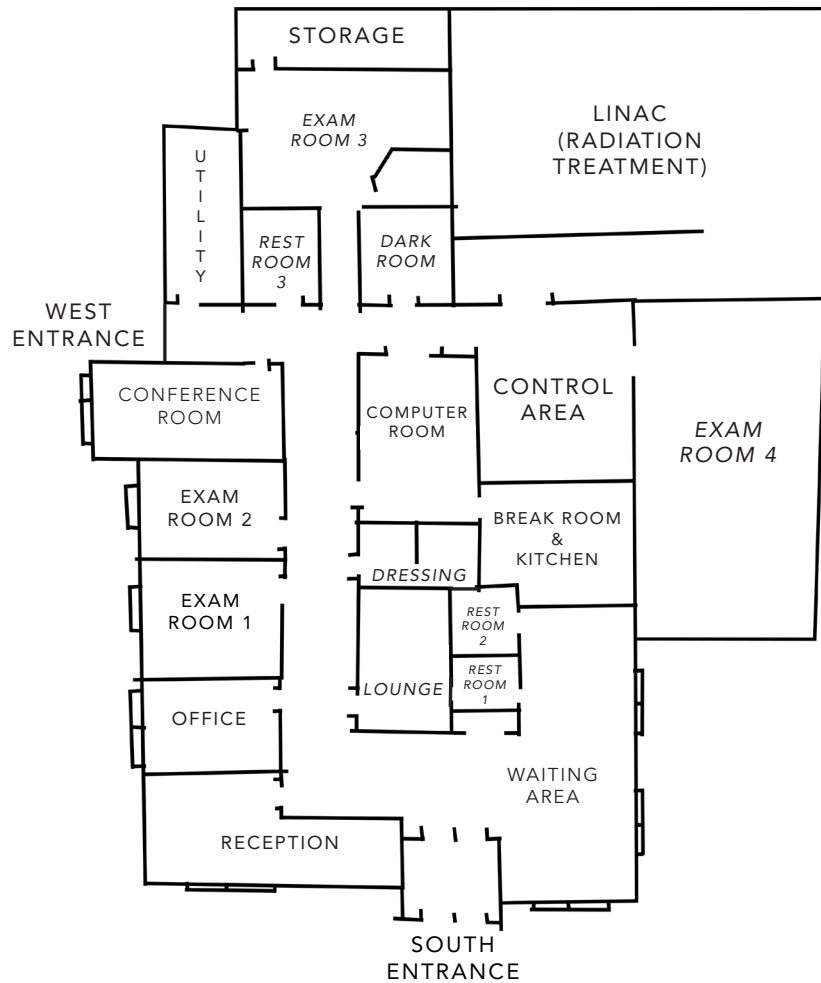
Triple Net (NNN)
Lease Structure



Taxes (2021)
\$17,779.16 / Year



Zoned C-3
General Commercial



**All measurements and outlines are approximate and for reference only*



Reception Area
 & Waiting Room



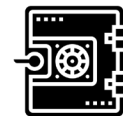
Four Exam Rooms
 (Private Offices)



Three
 Restrooms



Break Room
 & Kitchen



LINAC Vault Room
 (Former Radiation Therapy)

INTERIOR

Waiting Area



Restroom 1 & 2



South Entrance



Waiting Area



INTERIOR

Reception



Reception



Hallway



Hallway



INTERIOR

Office



Office



Exam Room 1



Exam Room 1



INTERIOR

Exam Room 2



Exam Room 2



Conference Room



Conference Room



INTERIOR

Exam Room 3



Exam Room 3



Exam Room 4



Exam Room 4



INTERIOR

Former LINAC Radiation Treatment Room



Former LINAC Radiation Treatment Room



Former LINAC Radiation Treatment Room



Former LINAC Radiation Treatment Room



INTERIOR

Control Area



Control Area



Computer Room



Computer Room



INTERIOR

Break Room & Kitchen



Break Room & Kitchen



Storage



Utility



INTERIOR

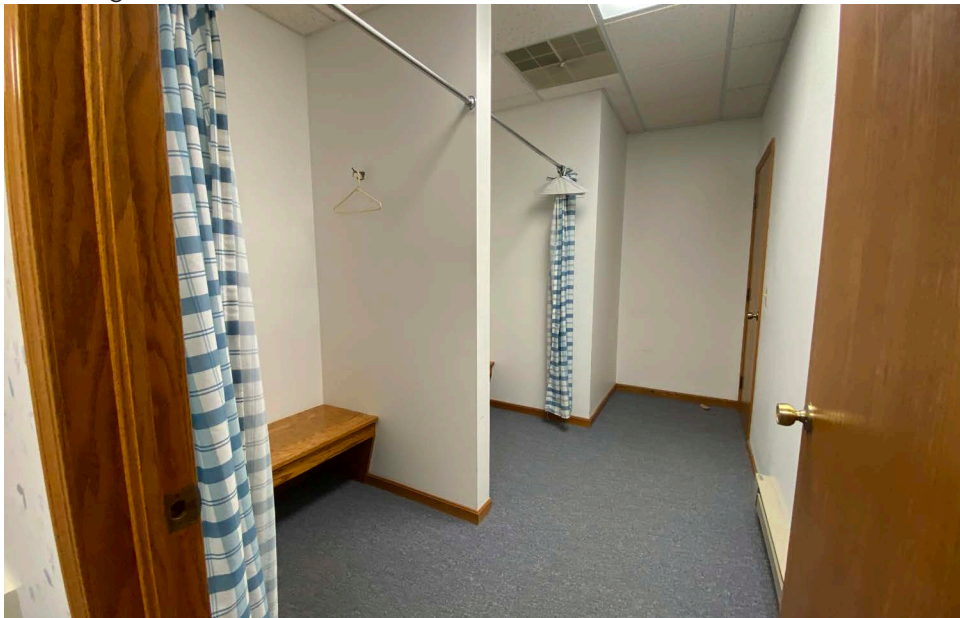
Lounge



Lounge



Dressing



Dressing



INTERIOR

Rest Room 3



Dark Room



West Entrance



Electric





Jack Gant

Broker

C: (330) 465-7692

jgant@gant-realty.com

Trevor Gant

Sales Associate

C: (330) 466-9355

tgant@gant-realty.com

246 W Liberty Street

Wooster, OH 44691

(330) 264-4242

www.gant-realty.com

DONALD K.
GANT
REALTY WOOSTER

Disclaimer: Although information contained herein has been obtained from sources deemed reliable, neither Donald K Gant Realty nor any of its clients makes any guarantees or representations, express or implied, as to the completeness or accuracy of such information. Any projections, opinions, assumptions or estimates used are for example only. Neither Donald K Gant Realty nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.