



Rj BOLL Realty
Corporate Real Estate Services

8591-8595 Owenfield Dr.

Powell, OH 43065

MEDICAL/OFFICE/RETAIL FOR SALE OR LEASE

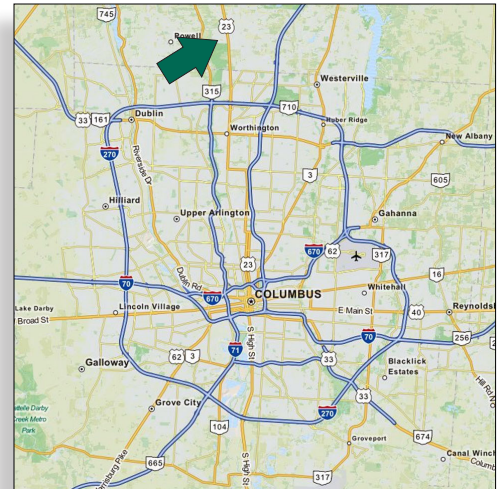


Property:

- $\pm 6,214$ Sq. Ft. multi-tenant building
- Situated on $\pm .906$ acres
- $\pm 1,899$ Sq. Ft. suite available
- 3 parking spaces /1,000 Sq. Ft.

Location:

- Located on US-23
- $\pm 39,500$ average daily vehicle traffic (2017)
- Close to banks, shopping, and restaurants



Keith R. Joseph

T 614.799.2100 x202

C 614.352.3366

kjoseph@rjboll.com

Rj BOLL Realty, Ltd.

485 Metro Place S, Ste 205

Dublin, OH 43017

614.799.2100



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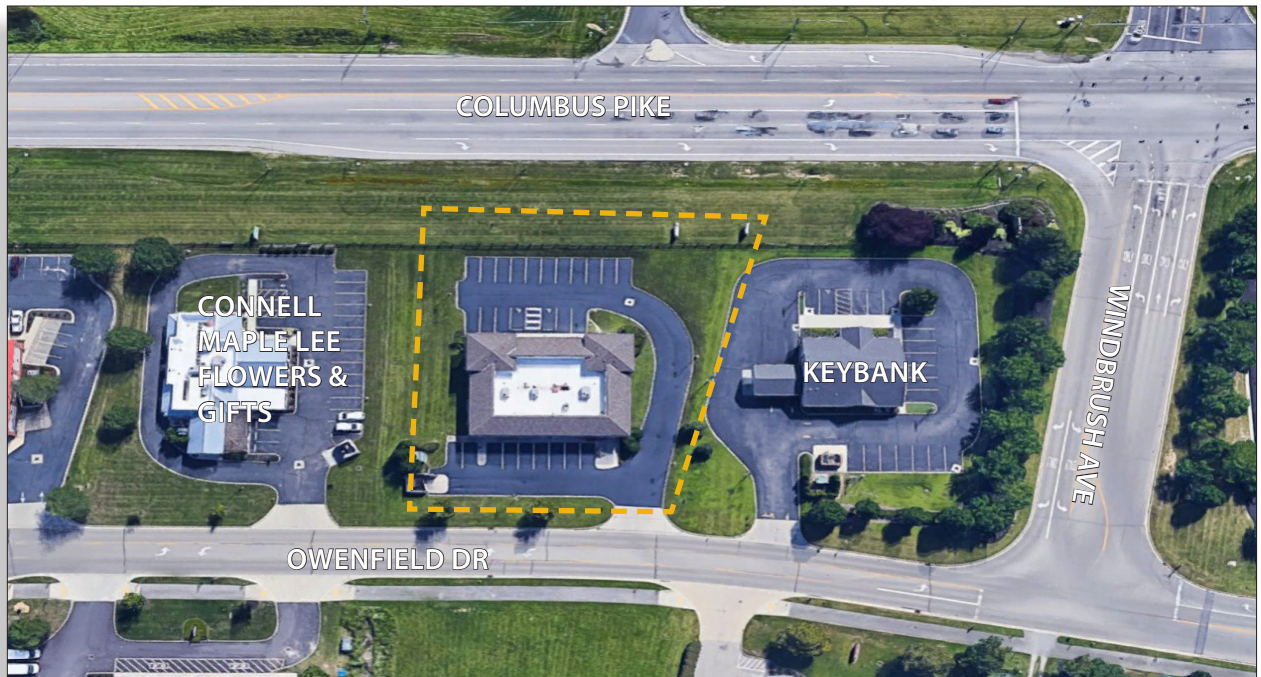


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SALE DETAILS



Property Specifications:

- 1,899 min. available Sq. Ft.
- 6,214 max. available Sq. Ft.
- RE Taxes (\$4.40/Sq. Ft.)
- Built in 2004
- .906 acres
- Retail zoning

Purchase Price:

- \$1,499,000 (\$241.23/Sq. Ft.)
- 2018 Estimated Real Estate Taxes
\$27,327.18 annually
- 2018 Estimated Operating Expenses:
\$5.50/Sq. Ft. (taxes, insurance, CAM)

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Property Specifications:

- ± 6,214 Sq. Ft. multi-tenant building
- ± 1,899 Sq. Ft. suite available
- Class B
- Built in 2004
- 3 parking spaces /1,000 Sq. Ft.
- Zoned "Retail"

Rate:

- \$16.50/Sq. Ft. NNN
- 2018 Estimated Operating Expenses: \$5.50/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

Available:

Unit	Size SF	Max Avail	Rate	Private Offices	Floor
8591	1,899	1,899	\$16.50 NNN	6	1

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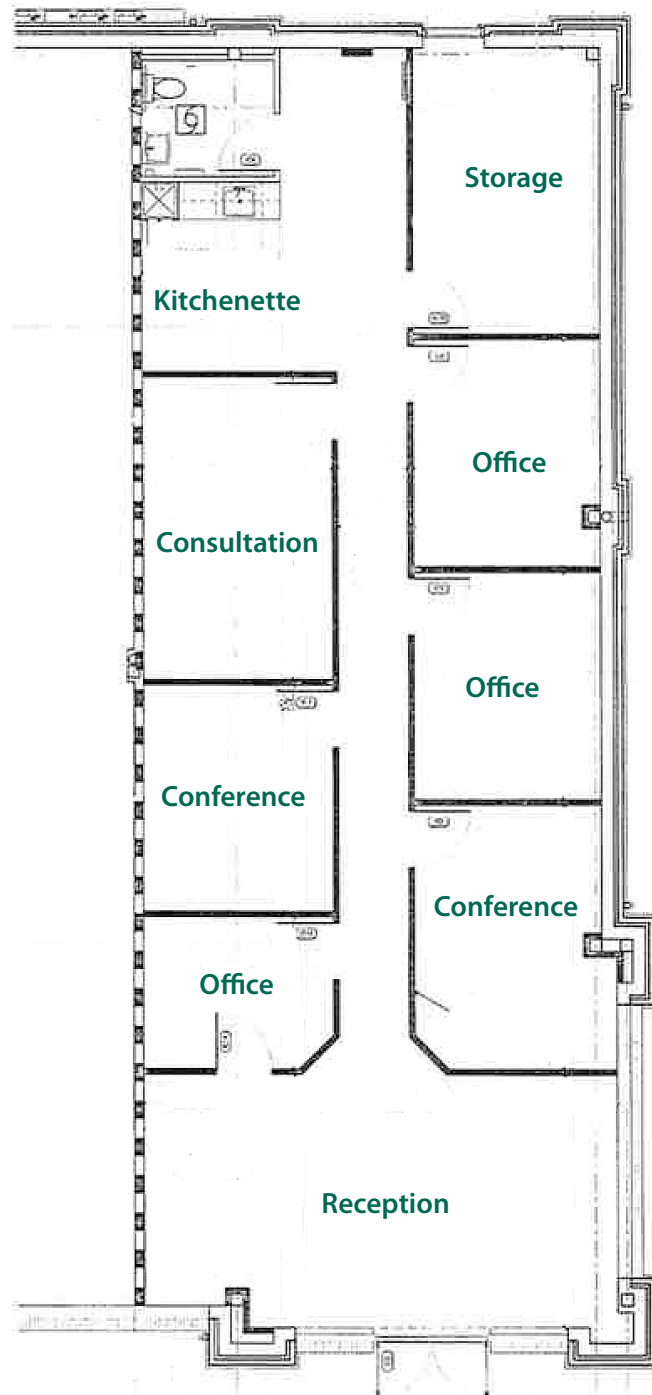


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8591 FLOOR PLAN



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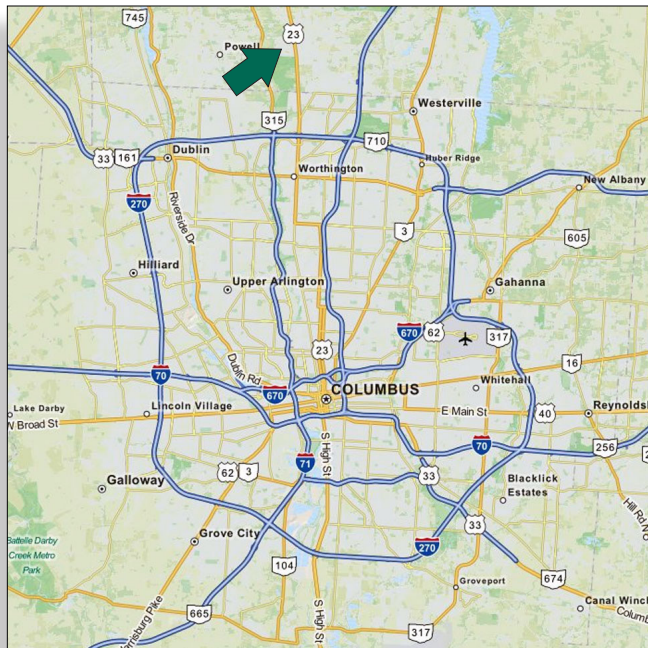
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