



**16495-16517 SQUARE DRIVE
MARYSVILLE, OHIO 43040**

2 OFFICE/COMMERCIAL BUILDINGS

FOR SALE



- **2 Office / Commercial Buildings @ 5,800 S/F each on 1.359 Acres.**
- **Ideal for many Office/Commercial uses with tenants in place for excess space and room for future growth.**
- **Additional 3-4 Acres of contiguous land could be added to assemble a total of 5.0+ Acres.**
- **Exposure & Frontage on Rt 33 at the Rt 36 Interchange.**
- **Zoned TOC (Traffic Oriented Commercial).**
- **Approximately 60 + off street parking spaces as currently configured.**
- **New roofs, exterior wood repair and painting as well as parking lot repairs planned for spring 2021!**

ASKING PRICE:

\$1,005,000 for 11,600 S/F Office/Commercial on 1.36 Acres

FOR MORE INFORMATION, PLEASE CONTACT:

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Est. 1912

**Commercial
•ONE•
REALTORS**

PROPERTY OVERVIEW

SHILOH CENTER
16495-16517 Square Drive, Marysville, Ohio

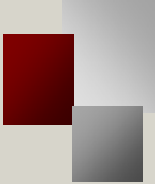
TWO OFFICE BUILDINGS ON 1.359 ACRES:

A. Building Details:

- | | |
|--------------------------|------------------------------------|
| 1) Building Areas: | |
| 2 Bldgs. @ 5,800 S/F Ea. | 11,600 Sq. Ft. |
| 2) Year Built | 1986 |
| 3) Condition | Average / Parking Lot Needs Repair |
| 4) # Suites / Size | 10 @ 967 to 1,934 S/F Each |
| 5) # Parking Spaces | +/- 60 |
| 6) Parking Ratio | 1/193 Sq. Ft. |

B. Land Details:

- | | |
|-----------------------|-----------------------------|
| 1) Acres | 1.359 Acres |
| 2) Zoning/Master Plan | Traffic Oriented Commercial |
| 3) Road Frontage: | |
| Square Drive | 140 Ft. |
| Route 33 | 145 Ft. |
| 4) Flood Hazard | Zone X (Minimal) |



AERIALS

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