



**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 RMU: (Regional Mixed-Use / Manufacturing Overlay).**
- **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:

Bill Hamilton

(614) 324-6715 - Office Direct

(614) 395-4098 - Cell

BHamilton@C1Realty.com

Dave Holzer

(614) 442-4449 - Office Direct

(614) 402-0601 - Cell

DHolzer@C1Realty.com

Commercial One Realtors

1515 Bethel Road

Columbus, Ohio 43220

614-451-5100

www.CommercialOneRealtors.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



Est. 1912

**Commercial
•ONE•
REALTORS**

PROPERTY OVERVIEW

SHILOH CENTER
16495-16517 Square Drive, Marysville, Ohio

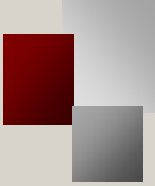
TWO OFFICE BUILDINGS ON 1.359 ACRES:

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. |

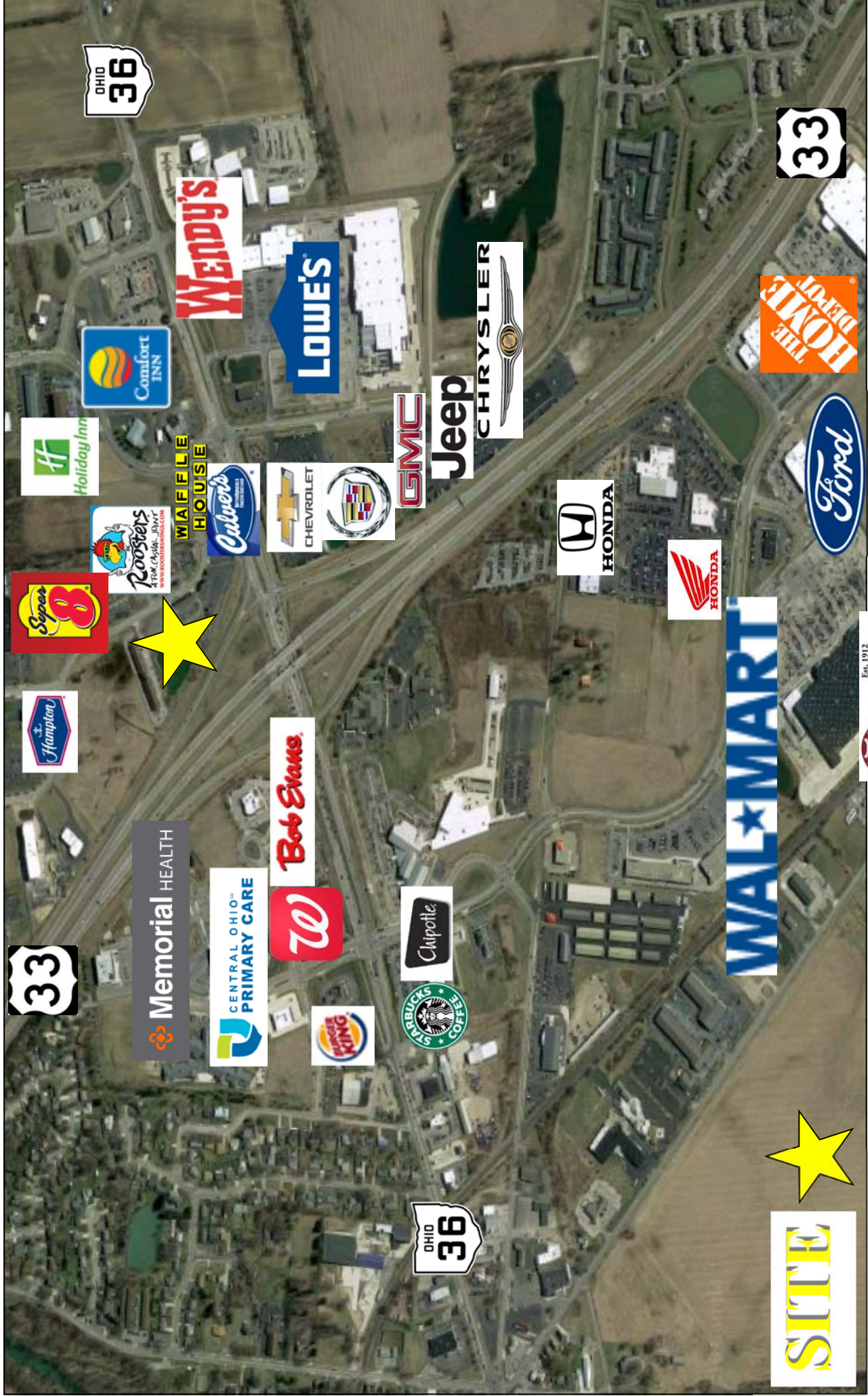
B. Land Details:

- | | |
|-----------------------|--|
| 1) Acres | 1.359 Acres |
| 2) Zoning/Master Plan | Regional Mixed-Use / Manufacturing Overlay |
| 3) Road Frontage: | |
| Square Drive | 140 Ft. |
| Route 33 | 145 Ft. |
| 4) Flood Hazard | Zone X (Minimal) |



AERIALS

16495-16517 SQUARE DRIVE
MARYSVILLE, OHIO 43040



SITE



16495-16517 SQUARE DRIVE

Marysville, Ohio 43040

