



**OFFICE BUILDING
FOR SALE - \$425,000**



206 E. GARFIELD ROAD

AURORA, OHIO 44202

4,208 SF / 0.38 ACRES



PROPERTY HIGHLIGHTS

- Front unit 3,038 SF available
- Immediate income with the existing back tenant
- Rear tenant can stay or leave
- Ability to own and occupy all or part of the building
- Multiple entrances to route foot traffic to comply with social distancing
- Near Aurora Farms Premium Outlets
- Surrounded by retail, office and residential
- Close proximity to skilled work force
- Aurora is a business friendly community
- Easy access to I-480 and State Route 422



BUILDING SF	4,208 SF
FRONT OFFICE	3,038 SF
BACK OFFICE	1,170 SF
LAND	0.38 acres
CONSTRUCTED	1964
REFURBISHED	2000
ZONING	C-1 shopping district
SALE PRICE	\$425,000

SIMON CAPLAN, SIOR

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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

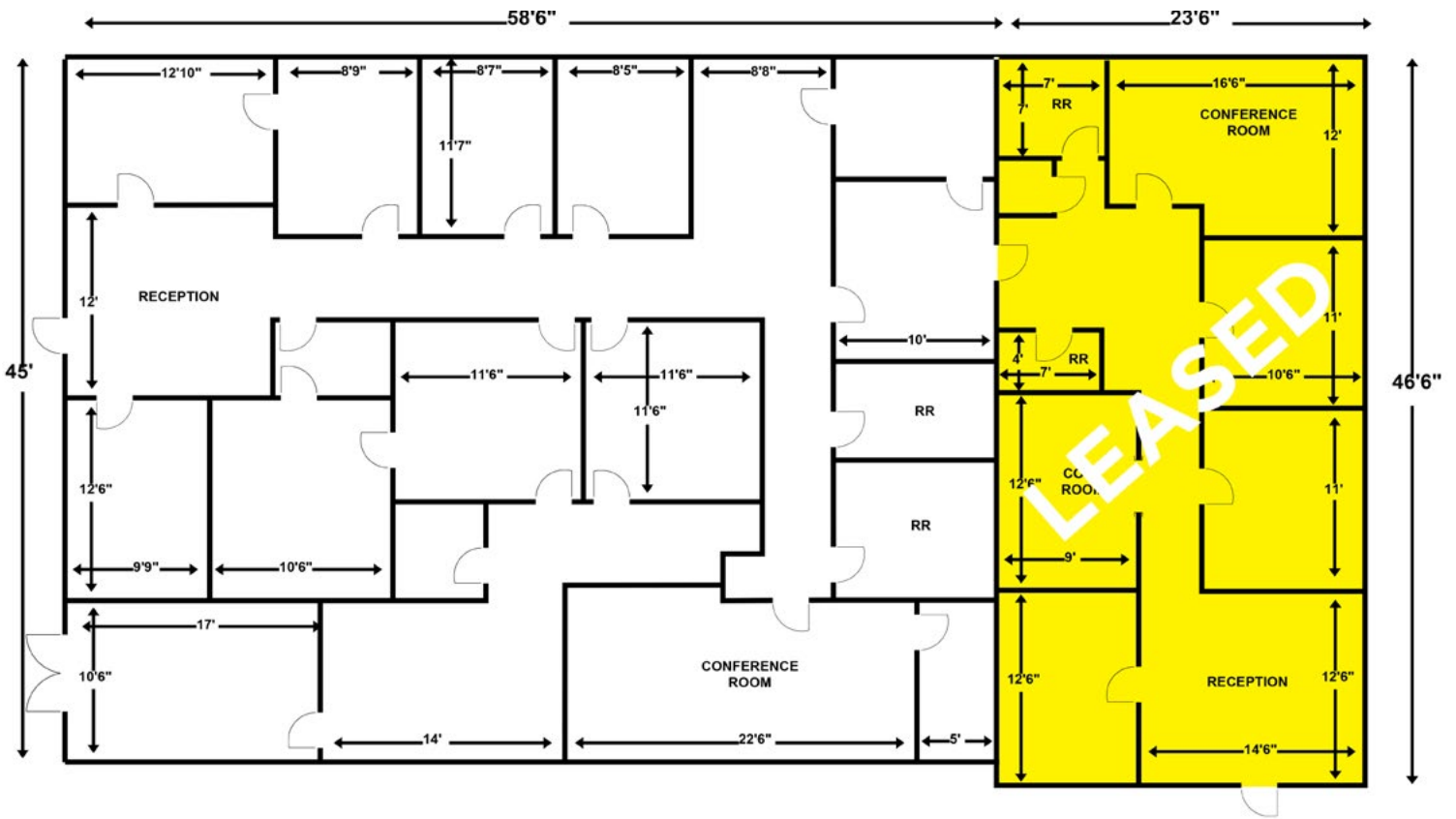
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FLOOR PLAN



3,038 SF

1,170 SF

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AERIAL/PHOTOS



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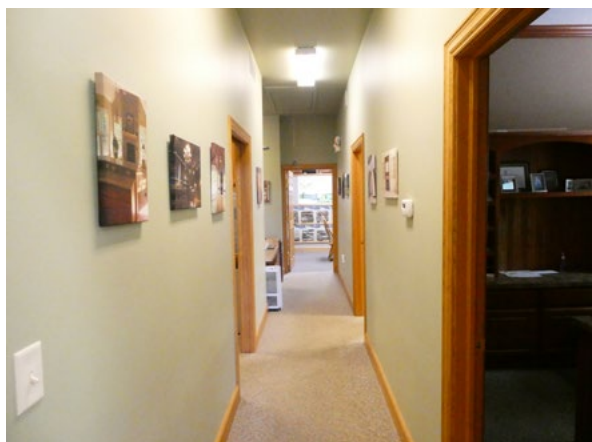
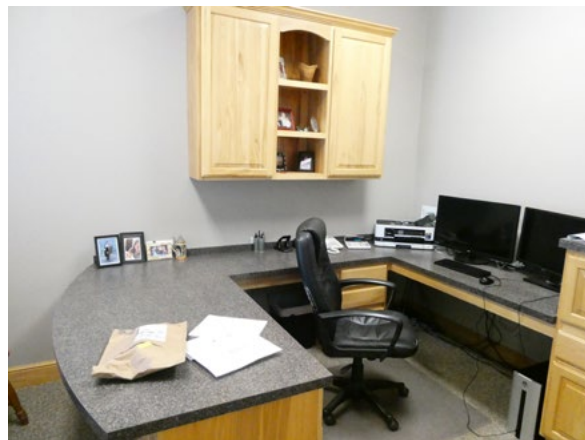
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INTERIOR PHOTOS - BACK SPACE - HAS SIDE ENTRANCE



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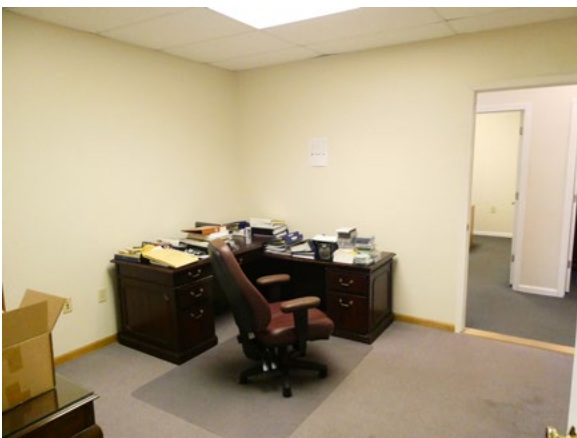
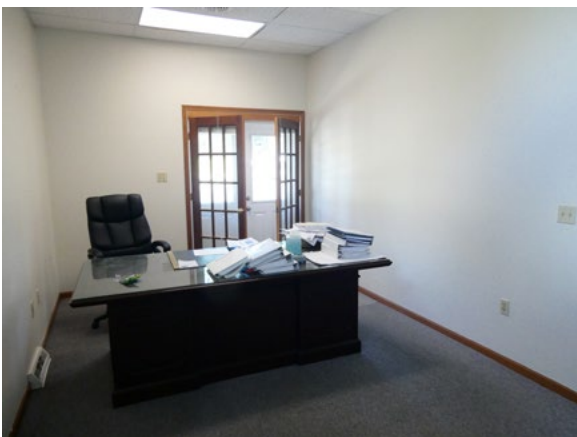
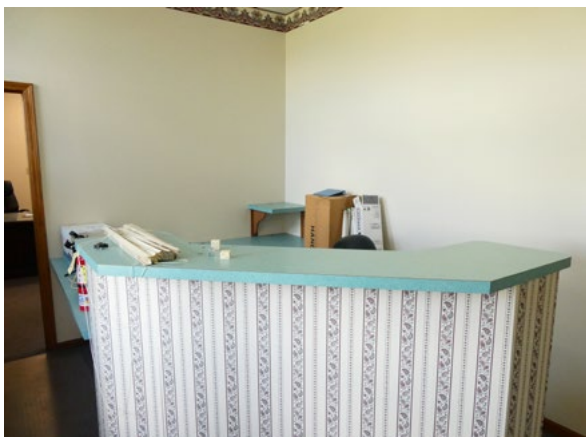
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INTERIOR PHOTOS - FRONT SPACE



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