

Four Unit Office Building For Sale

3575 RESERVE COMMONS DR., MEDINA, OH 44256

FOR SALE

\$579,000

Office Building



PROPERTY FEATURES

- 6440 SF two-story office building on 07 acres with 4 office suites consisting of 1610 SF each
- Built in 1997 - Recently renovated (2019)
- Suite 150 - Fully leased
- Suite 100 - Currently a dental clinic and will be vacant in April 2021. (Includes a reception and waiting area, semi-open treatment area, two private offices, a lab area, a break room, and two restrooms)
- Suite 50 - Currently vacant (Includes two private offices and a large open bullpen/lap space)
- Lower level also includes an unfinished suite with storage cages that could be leased as 4 private storage units
- Lower level suites share a common restroom



Steve Masica

PRINCIPAL

330.714.4415

steve.masica@sperrycga.com

OH #2013002150

Sarah Combs

PRINCIPAL

216.293.8900

sarah.combs@sperrycga.com

OH #2017004624

Michelle Masica

PRINCIPAL/BROKER

330.590.7401

michelle.masica@sperrycga.com

OH #2019006823

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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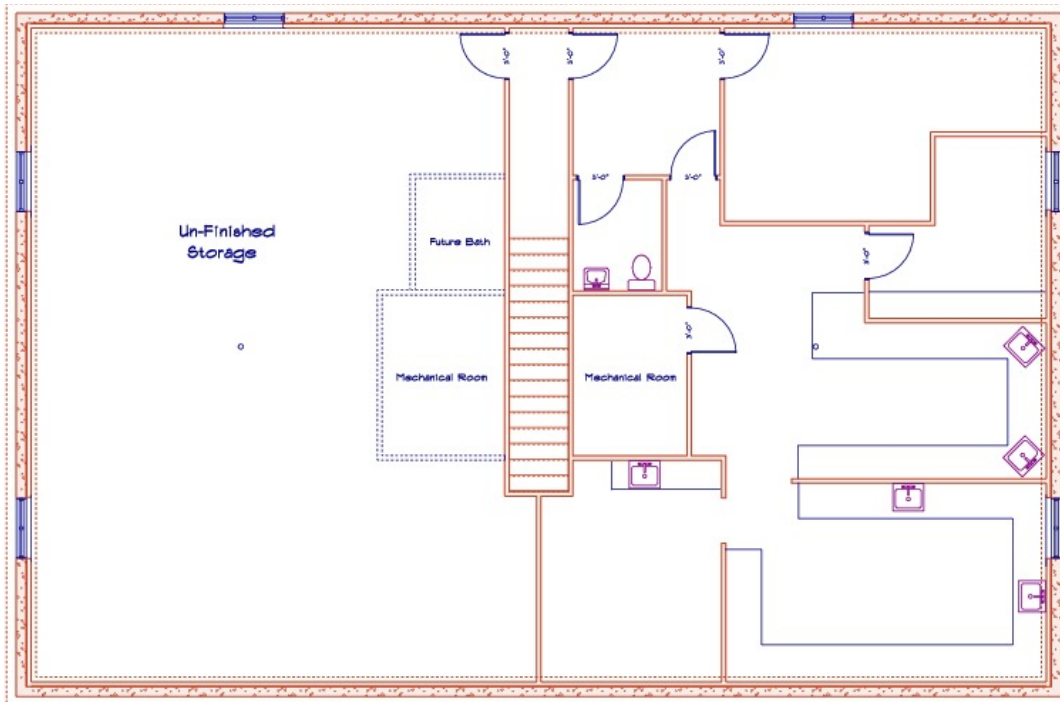
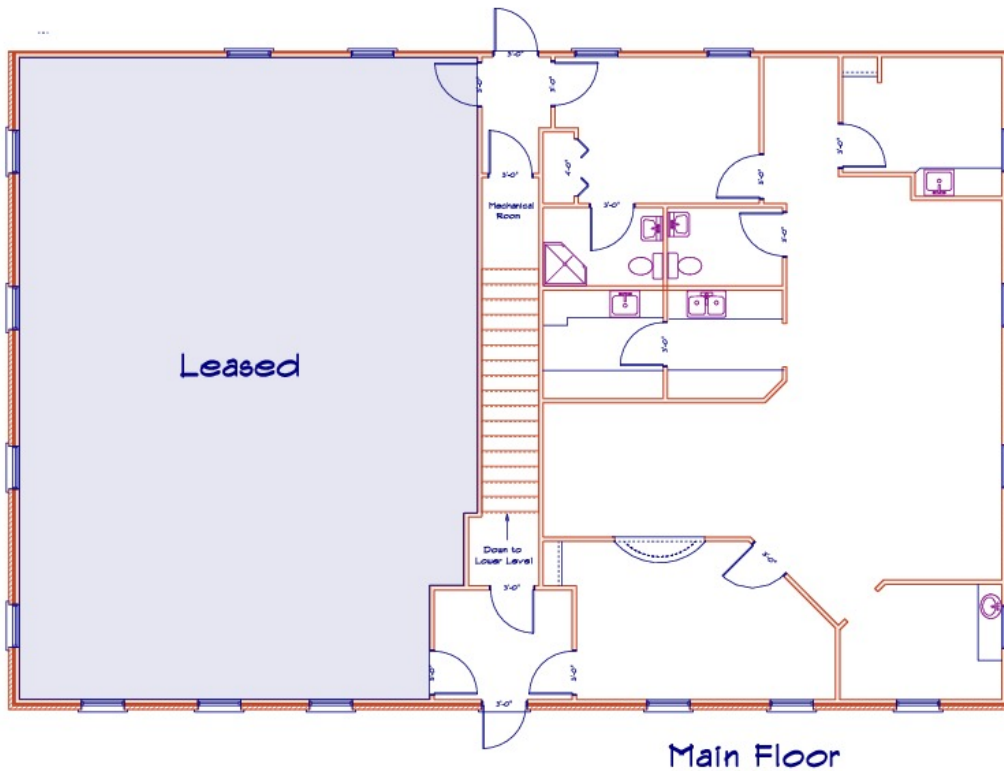
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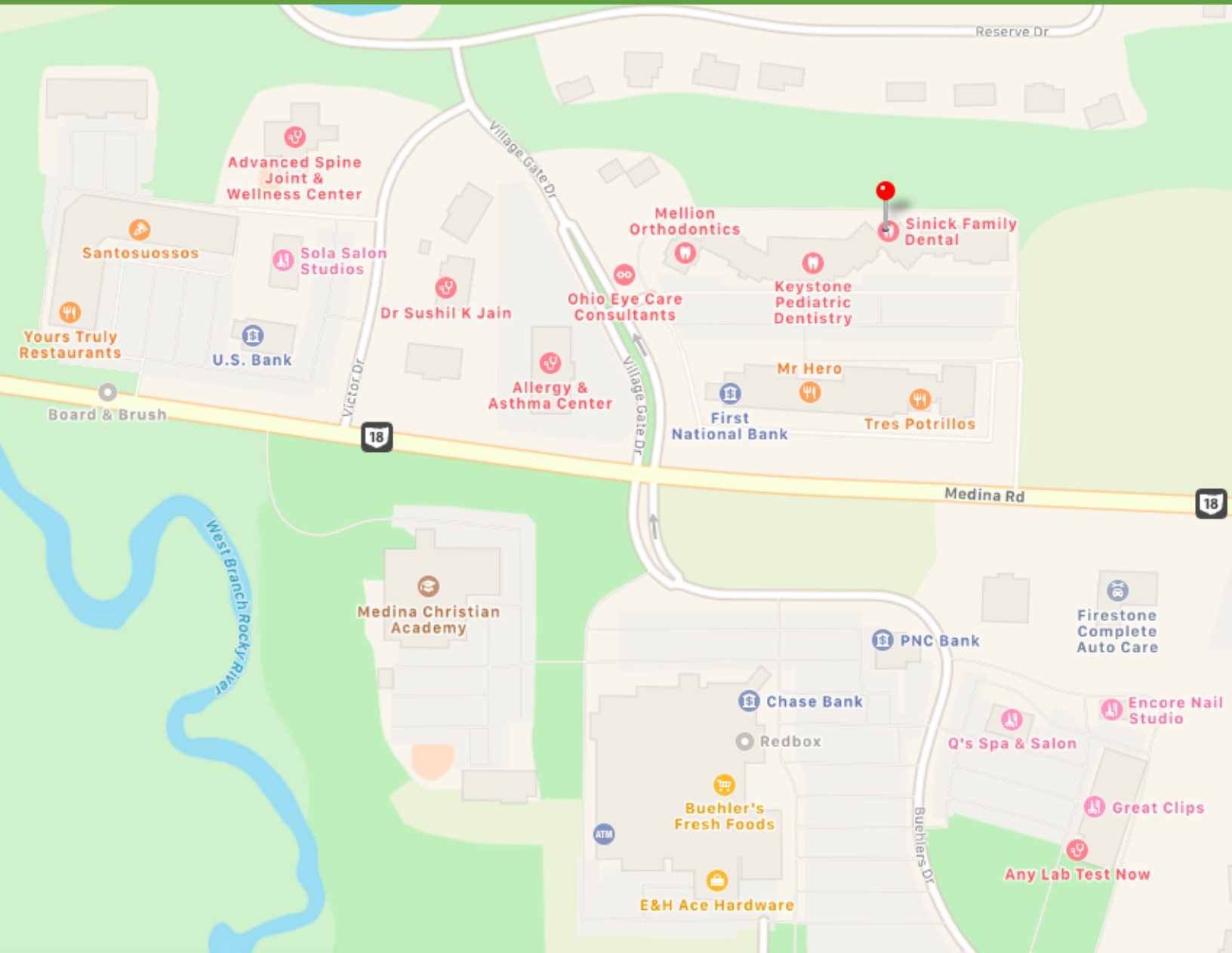
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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,163	20,998	69,180
Total Population	2,813	55,484	183,539
Average HH Income	\$100,336	\$89,529	\$82,762



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