

**For Sale:**  
**\$225,000**

**1653 U.S. 68 N.**  
**Bellefontaine, OH 43311**



## Office

- +/- 1,596 Sq Ft Office Building with a great location just outside Bellefontaine city limits, near US 33 & 68 intersection.
- First floor has reception area, three offices, and two bathrooms.
- Lower level has two offices, one bathroom, conference room and a kitchenette.
- Side entrance to both levels, total lot size +/- 1.25 acres.
- Ample parking in the asphalt parking lot.



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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

**Customer Full****Commercial-Multiple Use**

**List Number:**      **Status:** Incomplete      **List Price:** \$225,000  
**Listing Service:**      **Showing Start Date:**  
**Original List Price:** \$225,000      **List Price Sqft:** \$140.98  
**VT:**

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**Parcel #:** 15-078-00-00-025-000      **Previous Use:** Office  
**Use Code:**      **Tax District:** 15      **Zoning:**  
**For Sale:** Yes      **For Lease:** No      **Exchange:** No  
**Occupancy Rate:** 0      **Mortgage Balance:**  
**Gross Op Income:** 0      **Assoc/Condo Fee:**  
**Total Op Expenses:** 0      **Addl Acc Cond:**  
**Net Op Income:** 0

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**Tax Abatement:** No      **Abatement End Date:**      **Tax Incentive:**  
**Taxes (Yrly):** 2,910.46      **Tax Year:** 2020      **Possession:** closing  
**Assessment:**

**General Information**

**Address:** 1653 US Highway 68 N      **Unit/Suite #:**      **Zip Code:** 43311      **Tax District:** 15  
**Between Street:** US Rt 33 & US 68      **City:** Bellefontaine      **Corp Limit:** None  
**Complex:**      **County:** Logan      **Township:** Lake  
**Dist To Interchange:**      **Mult Parcels/Sch Dis:**      **Near Interchange:**

**Building Information**

**Total SqFt Available:** 1,596      **Minimum Sqft Avail:** 1,596      **Max Cont Sqft Avail:** 1,596  
**Bldg Sq Ft:** 1,596      **Acreage:** 1.25      **Lot Size:**  
**# Floors AboveGround:** 1      **# Units:**      **Parking Ratio/1000:**  
**# of Docks:** 0      **# Drive-In Doors:** 1      **Total Parking:** 20  
**Year Built:** 1962      **Year Remodeled:**      **Bay Size:**  
**Traffic CountPerDay:**      **Ceiling Height Ft:**

	Suite Number	SqFt	Date Avail		Suite #	Sqft	Date Avail
1:				3:			
2:				4:			

**Financials**

**Lease Rate \$/Sq Ft:**      **Term Desired:**  
**Expenses Paid by L:**      **Will LL Remodel:**  
**T Reimburses L: Curr Yr Est \$/SF TRL:** 0      **Finish Allow/SQFT \$:**  
**T Contracts Directly:**      **Pass Exp Over BaseYr:**  
**Curr Yr Est \$/SF TRL:** 0      **Exp Stop \$:**  
**Curr Yr Est \$/SF LL:**

**Features**

**Heat Fuel:** Gas      **Electric:** Single Phase  
**Heat Type:** Forced Air      **Misc Int & Ext Info:**  
**Electric:** Single Phase  
**Services Available:** Electric; Well  
**Construction:** Block; Frame; Masonry  
**Sprinkler:** None  
**Mult Use:** Office  
**New Financing:** Conventional      **MLS Primary PhotoSrc:** Realtor Provided

**Property Description**

+/- 1,596 Sq. Ft. Office building with a great location, just outside the Bellefontaine city limits near the intersection of US 33 & US 68. First level offers a reception area, three offices, and two bathrooms. The lower level offers two offices, one bathroom, a conference room and a kitchenette. Side entrance access to both levels, total lot size: +/-1.25 acres. Ample parking in the asphalt parking lot.

**Sold Info**

**Sold Date:**      **DOM:** 2      **SP:**  
**SrCns:**      **Sold Non-MLS:** No  
**SrAst:**

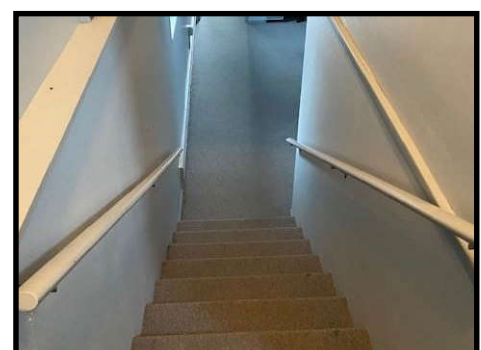
**Sold Non-MLS: No****February 11, 2021****Prepared by: Randy J Best**

*Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Randy J Best on Thursday, February 11, 2021 9:32 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.*

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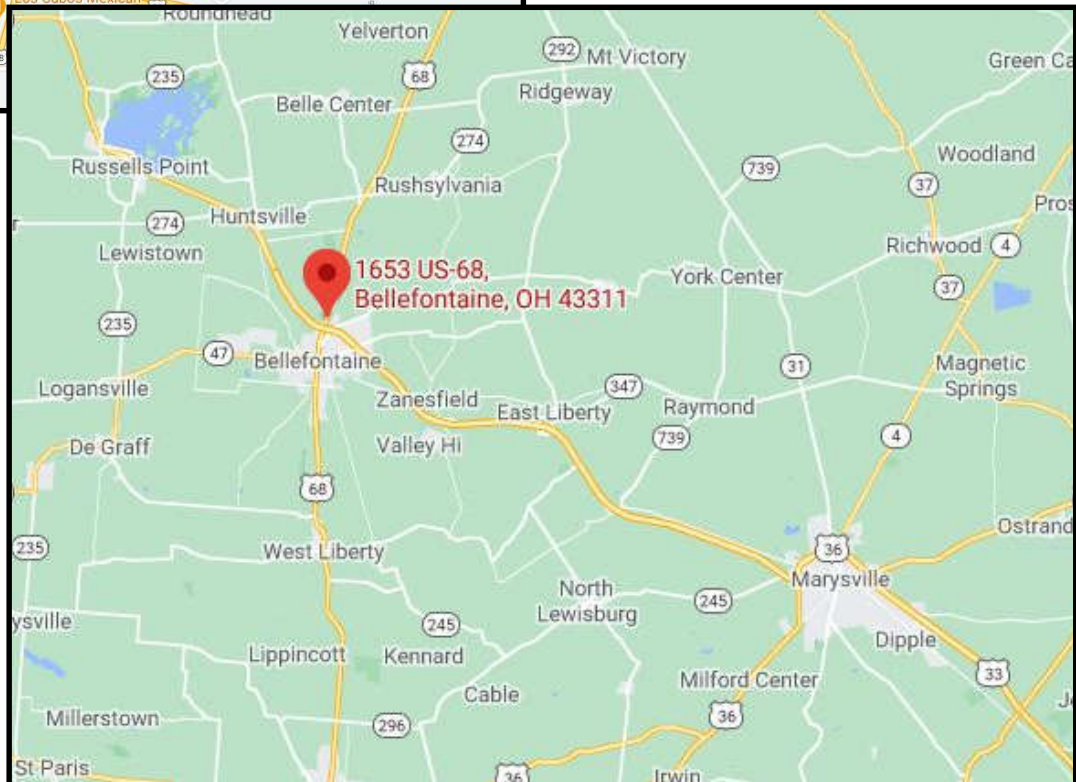
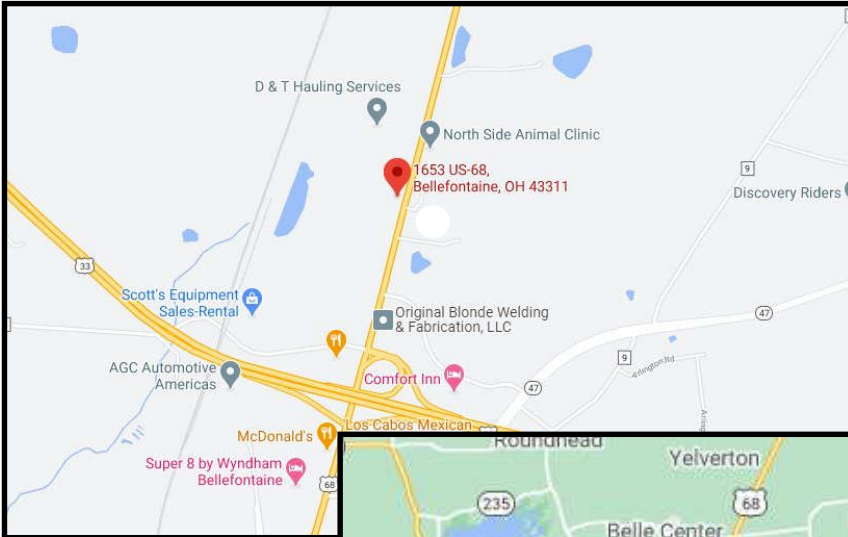
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# Map



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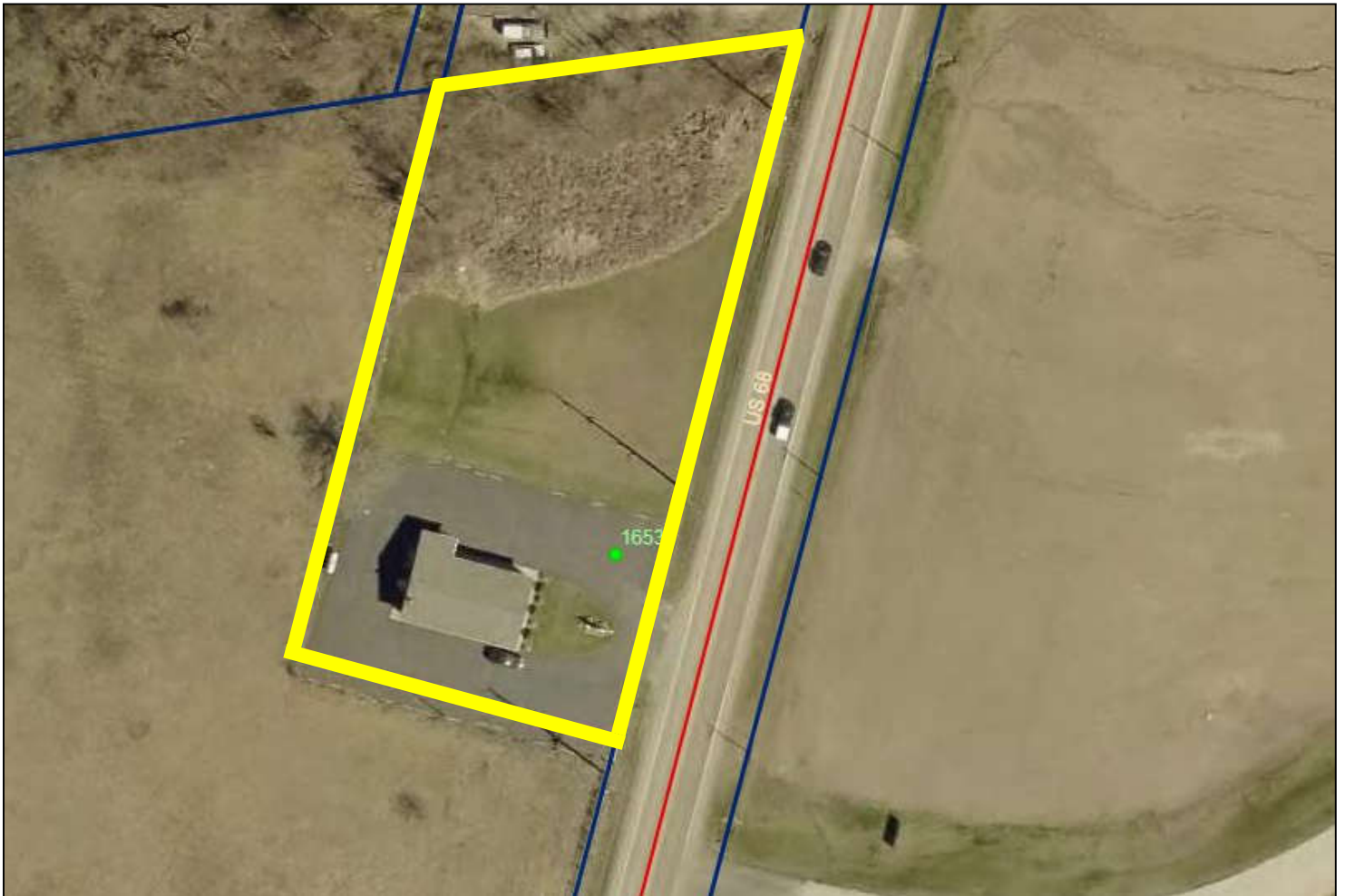


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## Aerial



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