



**161 JAMES WAY ROAD, MARION, OHIO 43302**

**FOR SALE: \$275,000  
FOR LEASE: \$12.00 PER SQ FT NNN**



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**Property Features:**

- **Commercial Property**
  - **5,520 sq ft**
  - **Off of Route 95**
  - **Plenty of Parking**
  - **Current Jackson-Hewitt occupies one quarter of the space leaving 3 units open.**
  - **Lot size is 200 x 200**
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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.

**Buyer Full Report****Commercial****ML#:** 213006737**Status:** Active  
**List Agr Type:** ERS**LP:** \$275,000  
**Photos:** 1  
**VT:****Parcel #:** 04013  
**Use Code:****Previous Use:** office  
**Zoning:** comm**For Sale:** Yes    **For Lease:** Yes  
**Occupancy Rate:****For Exchange:** No  
**Mortg Balance:****Gross Inc:** \$0  
**Total Op Exp:** \$0  
**NOI:** \$0**Condo Fee:****Taxes (Yrly):**  
**Assessment:****Tax Incentive:**  
**Possession:** Tenants Rights  
**Addl Acc Cond :** NONEKNOWN**General Information****Address:** 161 James Way Road  
**Between Street:** Off of & Route 95  
**Complex:**  
**Distance to Interchange:****Unit/Suite #:**  
**City:** Marion  
**County:** Marion  
**Multi Parc:****Zip:** 43302  
**Corp Limit:** Marion  
**Township:** Marion  
**Near Interchange:****Building Information****Tot Avail SqFt:** 4,270  
**Tot Bldg SqFt:** 5,520  
**# Flrs Abv Gnd:** 1  
**# of Docks:** 0  
**Year Built:** 0  
**Traffic Count:****Min SqFt Avail:** 1,200  
**Acreage:**  
**# of Units:**  
**# of Drive-In Doors:** 0  
**Year Remodeled:**  
**Ceiling Height:****Max Cntg SF Avail:** 4,270  
**Lot Size:** 200 x 200  
**Parking:**  
**Bay Size:**

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

**Financials****Lease Rate \$/SqFt:** \$12**Exp Paid By:**

ALL

**RE Taxes:****Bldg Insurance:****Utilities:****Maint/Repairs:****Janitorial:****CAM:****Cu Yr Est \$/SF****L**    **T Reimburse L**    **T Contracts Directly**

x

x

x

x

x

x

\$14 per above checked items

**Terms Desired:****Will Landlord Remodel:****Finish Allowance/SqFt:****Pass-Thru of Exp ovr Base Yr:****Exp Stop:****Features****Property Description**

One story four unit retail building off of high traffic count Route 95 in Marion, Ohio. Current Jackson-Hewitt occupies one quarter of the building leaving 3 units available. Plenty of parking and easy access. Property is for lease/sale.

**Sold Information****Sold Date:****DOM:** 1**SP:**

Monday, March 4, 2013 10:31 AM

Information deemed reliable but not guaranteed

Prepared by: Randy Best

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**LOWE'S**

**MENARDS**

**RALPHIE'S**  
EST. 1991  
FOOD. SPORTS. FUN.

**STEVE'S DAKOTA**

**Marion-Mt Gilead Rd.  
Route 95**

95

**US Route 23**

**MEIJER**  
Gas

**CHIPOTLE**  
MEXICAN GRILL

**BP**

**KFC**

**Bob Evans**

161 James Way, Marion, OH 43302, USA

**FAIRFIELD INN**  
Marriott

**MEIJER**  
Gas

**Comfort INN**

**Rural King**  
America's Farm & Home Store  
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**MEIJER**

**Best Western**

google earth

Imagery Date: 4/6/2012

40°34'52.22" N - 83°04'38.05" W elev 983 ft

Eye alt 3448 ft

## **Disclaimer And Confidentiality Agreement**

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