

840 DELAWARE AVENUE, MARYSVILLE, OHIO

FOR LEASE: \$9.60 PER SQ FT



Property Features:

- Commercial Property
- 1000 Square Feet
- 18 Parking Spaces
- Ceiling Height 8'
- Term Desired 3-5 yrs
- Landlord pays real estate taxes, building insurance, and maintenance/repairs
- Union County
- Open retail showroom/office space

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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#: 213021909	Status: Active List Agr Type: ERS	LP: \$0 Photos: 1 VT:
an atta	Parcel #: 0004 Use Code:	2642	Previous Use: Zoning:	
	For Sale: No Occupancy Rate:	For Lease: Yes 75%	For Exchange: No Mortg Balance:	
	Gross Inc: \$0 Total Op Exp: NOI: \$0	\$0	Condo Fee:	
	Taxes (Yrly): Assessment:		Tax Incentive: Possesion: Immediate AddI Acc Cond : NONEKN	-
General Information Address: 840 Delaware Ave Between Street: Burger Street Complex: Distance to Interchange: 0.5		Unit/Suite #: City: Marysville County: Union Multi Parc:	Zip: 43040 Corp Limit: Township: Near Intercha	Marysville None nge: SR 33 & SR 36
Building Information — Fot Avail SqFt: 1,000 Fot Bldg SqFt: 4,000 # Firs Abv Gnd: 1 # of Docks: 0 fear Built: 1991 Fraffic Count:		0.580 n Doors: 0 deled: 1998	Max Cntg SF Avail: 1,0 Lot Size: Parking: 5/1000 Bay Size:	000
Suite # : C ::	SqFt Date Avail 1,000 06/17/2013	Suite # 3: 4:	SqFt	Date Avail
Financials Lease Rate \$/SqFt: \$10 Exp Paid By:	L T Reimburse L T Co	ntracts Directly	Terms Desired: 3-5 ye	ars
ALL RE Taxes: X Bidg Insurance: X Utilities: X			Will Landlord Remodel: Finish Allowance/SqFt: Pass-Thru of Exp ovr Base Yr:	
Maint/Repairs: Janitorial: CAM:	x x x		Exp Stop:	
Cu Yr Est \$/SF	\$2 per above checke	d items		
Features				

Property Description

Open retail showroom/office space in a retail center on Delaware Ave (State Route 36) in Marysville, Ohio. The space is in white box condition with one restroom and the rest of the space open. Could be a nice office space for an insurance agent, attorney, accountant, or other professional use.

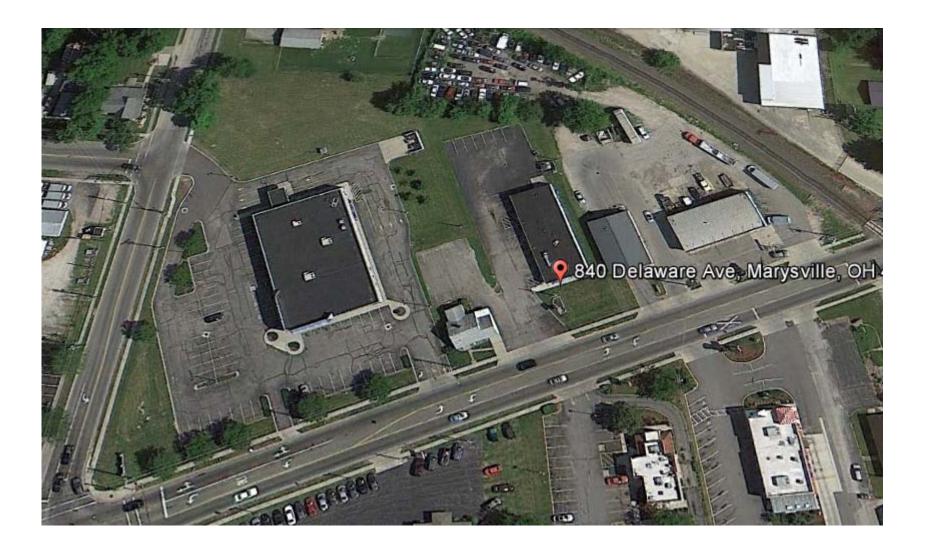
Sold Information

Sold Date:

DOM: 2

SP:

840 Delaware Avenue, Marysville, Ohio 43040



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This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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