



**840 DELAWARE AVENUE, MARYSVILLE, OHIO**

**FOR LEASE: \$9.60 PER SQ FT**



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**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:****Parcel #:** 00042642  
**Use Code:****Previous Use:**  
**Zoning:****For Sale:** No      **For Lease:** Yes  
**Occupancy Rate:** 75%**For Exchange:** No  
**Mortg Balance:****Gross Inc:** \$0  
**Total Op Exp:** \$0  
**NOI:** \$0**Condo Fee:****Taxes (Yrly):**  
**Assessment:****Tax Incentive:**  
**Possession:** Immediate  
**Addl Acc Cond :** NONEKNOWN**General Information****Address:** 840 Delaware Ave  
**Between Street:** Burger Street & N Cherry St  
**Complex:**  
**Distance to Interchange:** 0.5**Unit/Suite #:**  
**City:** Marysville  
**County:** Union**Zip:** 43040  
**Corp Limit:** Marysville  
**Township:** None  
**Near Interchange:** SR 33 & SR 36**Multi Parc:****Building Information****Tot Avail SqFt:** 1,000  
**Tot Bldg SqFt:** 4,000  
**# Flrs Abv Gnd:** 1  
**# of Docks:** 0  
**Year Built:** 1991  
**Traffic Count:****Min SqFt Avail:** 1,000  
**Acreage:** 0.580  
**# of Units:**  
**# of Drive-In Doors:** 0  
**Year Remodeled:** 1998  
**Ceiling Height:** 8'**Max Cntg SF Avail:** 1,000  
**Lot Size:**  
**Parking:** 5 / 1000  
**Bay Size:**

	Suite #	SqFt	Date Avail		Suite #	SqFt	Date Avail
1:	C	1,000	06/17/2013	3:			
2:				4:			

**Financials****Lease Rate \$/SqFt:** \$10**Terms Desired:** 3-5 years**Exp Paid By:** L    T Reimburse L    T Contracts Directly

ALL

**RE Taxes:** x**Will Landlord Remodel:****Bldg Insurance:** x**Finish Allowance/SqFt:****Utilities:** x**Pass-Thru of Exp ovr Base Yr:****Maint/Repairs:** x**Exp Stop:****Janitorial:** x**CAM:****Cu Yr Est \$/SF**      \$2 per above checked 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



## **Disclaimer And Confidentiality Agreement**

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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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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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