



10079 SMITH-CALHOUN RD. PLAIN CITY, OHIO

FOR SALE: \$495,000



Property Features:

- Office Warehouse or Manufacturing facility
- 8 Acres
- 14,650 Sq. ft.
- 7 Drive-In Doors, 2 Docks, 3-Phase Electric
- Substantial Room for Expansion
- 4 Single-Family Units rented for \$1,800/ Month Total
- Main Building is Currently Occupied, Curb offers only

BEST CORPORATE REAL ESTATE
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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.

Full Photo Tour

10079 Smith Calhoun Road, Plain City, OH 43064
This listing is Active Listed for \$495,000 MLS # 214039813

Exterior



S3010002



S3010007



S3010008



S3010009



S3010010



S3010011



S3010022



S3010025



S3010026



S3010027



S3010028



10079 Smith-Calhoun Rd

Plain City, OH 43064 | Madison County | Madison County Market

14,650 SF Industrial - Other Bldg 14,650 SF

For Sale at \$495,000 (\$33.79 PSF)



02-00035.000 04/24/2007

Office Warehouse or manufacturing facility available for sale on an 8 acre parcel. Located in Darby Township just outside of Plain City, OH. The property is improved with a 14,650 sq. ft. industrial facility with 7 drive-in doors, 2 docks, and 3-phase electric. The property offers substantial room for expansion as well as 4 single-family units rented for \$1,800/month total.

Property Type **Other**
Bldg Size **14,650 SF**
Status **Existing**
Year Built **1920**

Land Area **8.00 Ac.**
Zoning **M-2**
Sublease **No**
% Occupied **100%**

Clear Height --
Dock Doors **2**
Drive-Ins **7**
Office SF **1,000 (6.82%)**
Sprinkler --
Power -- / - / - -

Available SF **14,650 SF**
Max Contig --
Min Divisible --
Rental Rate - - - -
Sale Price **\$495,000**
Price/SF **\$33.79 /SF**

HVAC --
Rail
Parcel #

Operating Exp/SF --
Taxes/SF --

Listing Company **Best Corporate Real Estate - James Mangas CCIM (614) 559-3350x 15**





10079 Smith Calhoun Road

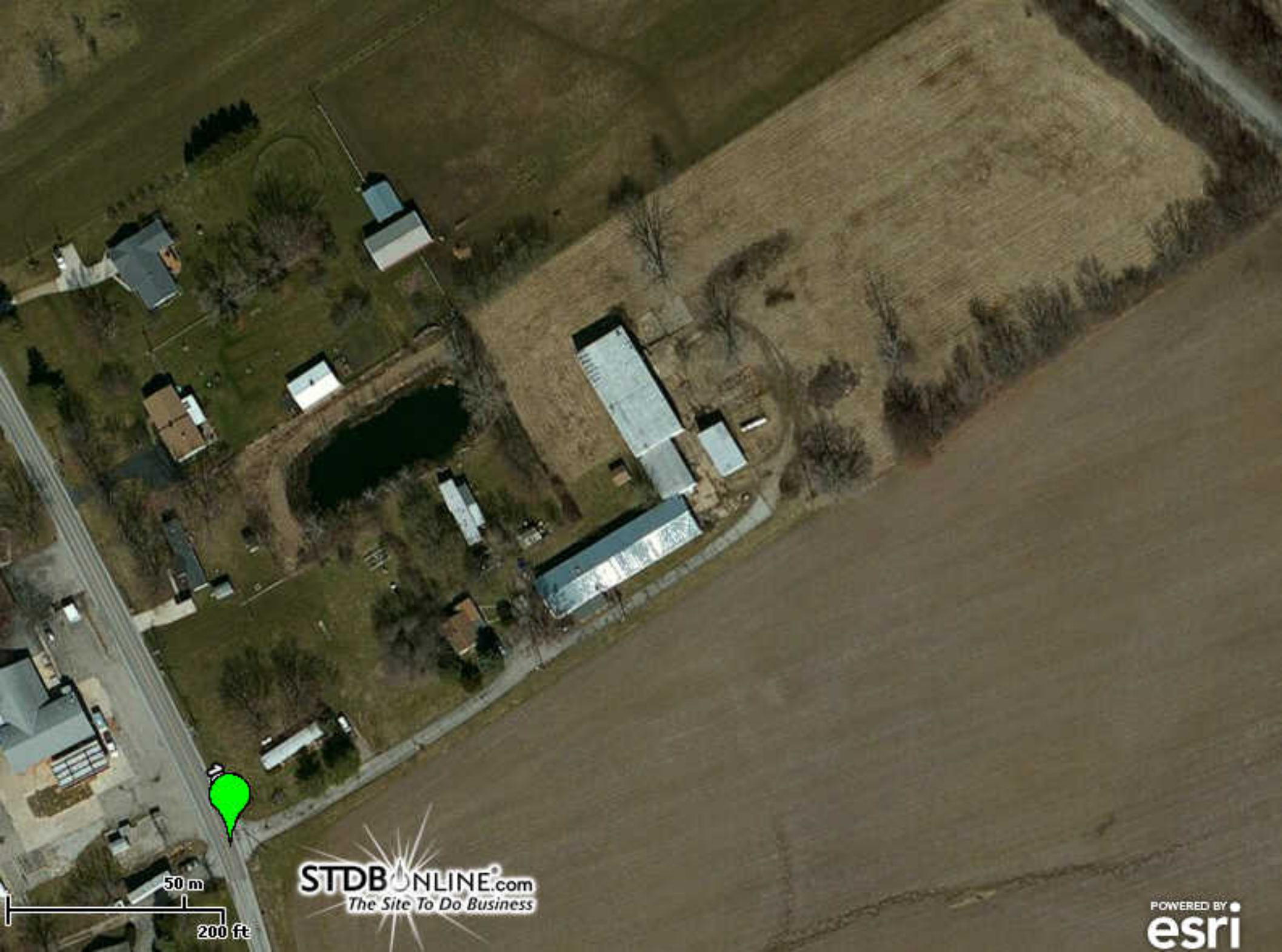


Smith Calhoun Rd

30 m
100 ft

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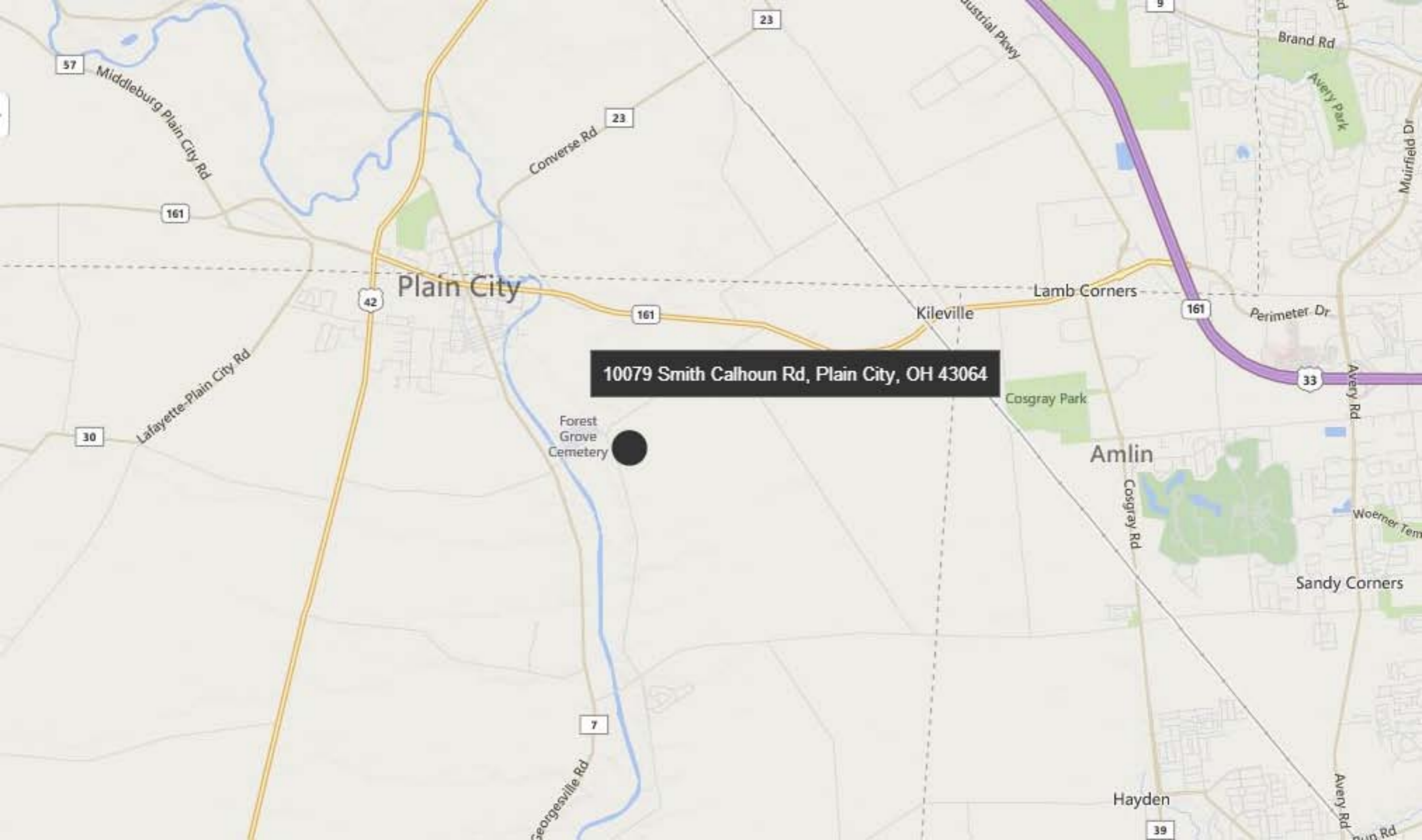


50 m

200 ft

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10079 Smith Calhoun Rd, Plain City, OH 43064



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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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The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

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