



FOR SALE

OFFICE CONDOMINIUM COMPLEX

The Groves – 965 High Street – Worthington, OH 43085



PROPERTY DESCRIPTION

- SITE IS SITUATED ABOUT 2.5 BLOCKS NORTH OF THE INTERSECTION OF HIGH STREET AND DUBLIN-GRANVILLE ROAD
- IN THE GROVE AT WORTHINGTON, WHICH IS AN OFFICE CONDOMINIUM COMPLEX. THE SITE CONTAINS APPROX. 51,696 SF OF LAND AREA. THIS IS A COMMON SITE, SHARED BY FIVE (5) OFFICE BUILDINGS HAVING A COMBINED TOTAL OF 17,000 SF.
- BUILDING IS 5,292 SF CONSISTING OF THREE (3) FLOORS. 1,764 SF PER FLOOR. EACH FLOOR IS A SEPARATE CONDOMINIUM UNIT.
- PARCEL # 100-006025, 100-006026 AND 100-006027
- CAN BE USED AS ONE LARGE OFFICE BUILDING. INDIVIDUAL FLOORS CAN BE SOLD OR LEASED. EACH FLOOR HAS SEPARATELY ZONED GAS HEAT, CENTRAL AIR CONDITIONING AND RESTROOMS.
- ZONED C3-OFFICE AND INSTITUTIONAL, CITY OF WORTHINGTON
- 58 SHARED PARKING SPACES
- BUILT IN 1985
- CONDOMINIUM FEE \$635.00/MONTH. FEE COVERS EXTERIOR REPAIRS, MAINTENANCE AND INSURANCE.
- REAL ESTATE TAXES \$15,275.52 ANNUALLY FOR THE ENTIRE BUILDING. \$5,091.84 PER FLOOR. TAXES ARE PAID BY THE OWNER.
- **SALE PRICE \$695,000.00**

For more information, go to:
www.worthingtonoffice.com

contact information

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Main Office

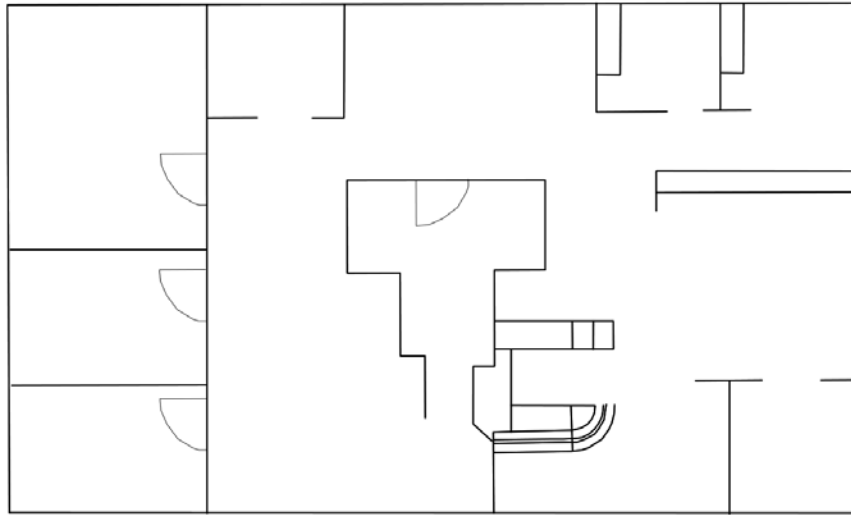
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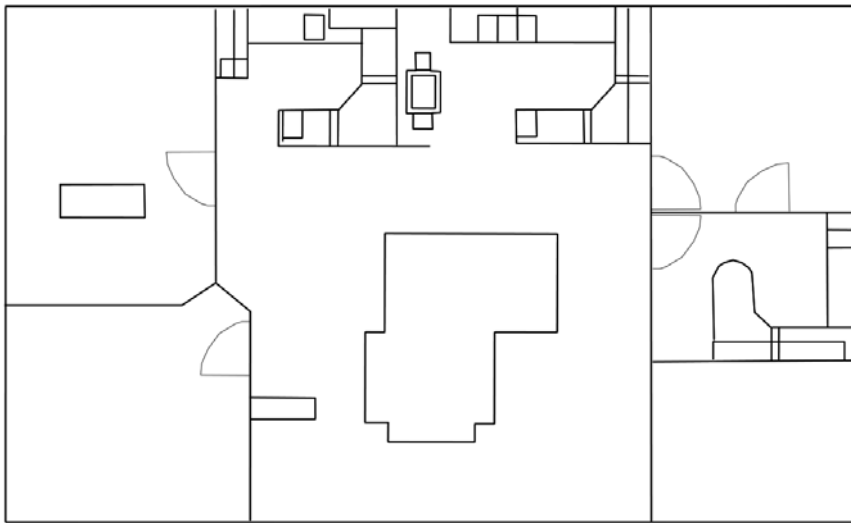
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Floor Plans

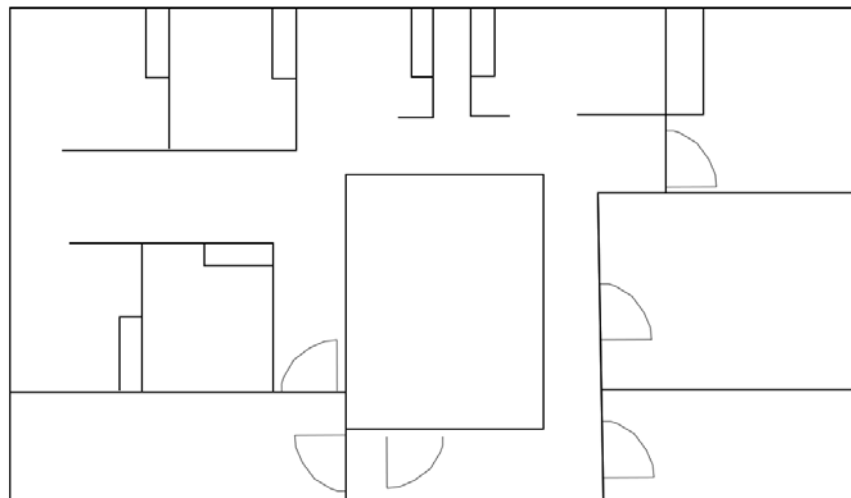
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First Floor



Second Floor



Lower Level Floor

Aerial Imagery & Location Maps

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