



PLEASE DO NOT DISTURB RESIDENTS

FOR SALE

INVESTMENT OPPORTUNITY

639 Cass Street – Dresden, OH 43821



- EXCELLENT ASSISTED LIVING OPPORTUNITY WITH GREAT CASH FLOW
- EAST OF COLUMBUS
- REAL ESTATE INCLUDES 5,410 SF FACILITY WITH ATTACHED 2-CAR GARAGE
- MAXIMUM CAPACITY 11 ROOMS
- ON-SITE OWNER/MANAGER OCCUPIES 2 ROOMS
- REMAINING ROOMS FULLY OCCUPIED WITH RESIDENTS
- BUSINESS ASSETS ALSO FOR SALE AT A LIST PRICE OF \$99,000
- CURRENTLY LICENSED AS ADULT GROUP HOME
- EASILY UPGRADEABLE TO RESIDENTIAL CARE FACILITY
- GREAT OPPORTUNITY FOR OWNER/OPERATOR OR INVESTOR
- CALL LISTING AGENT FOR MORE DETAILS AND ALL SHOWINGS

LISTING PRICE \$399,000

contact information

Jeff Sauer
mobile 740 503-2126
jsauer@ohioequities.com

Lancaster Office
222 South Broad Street
Lancaster, Ohio 43130

www.ohioequities.com

NAI Ohio Equities^{REALTORS®}
Fairfield Commercial

Commercial Real Estate Services, Worldwide.

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.

PROPERTY PHOTOGRAPHS

639 Cass Street – Dresden, OH 43821



Commercial Real Estate Services, Worldwide.

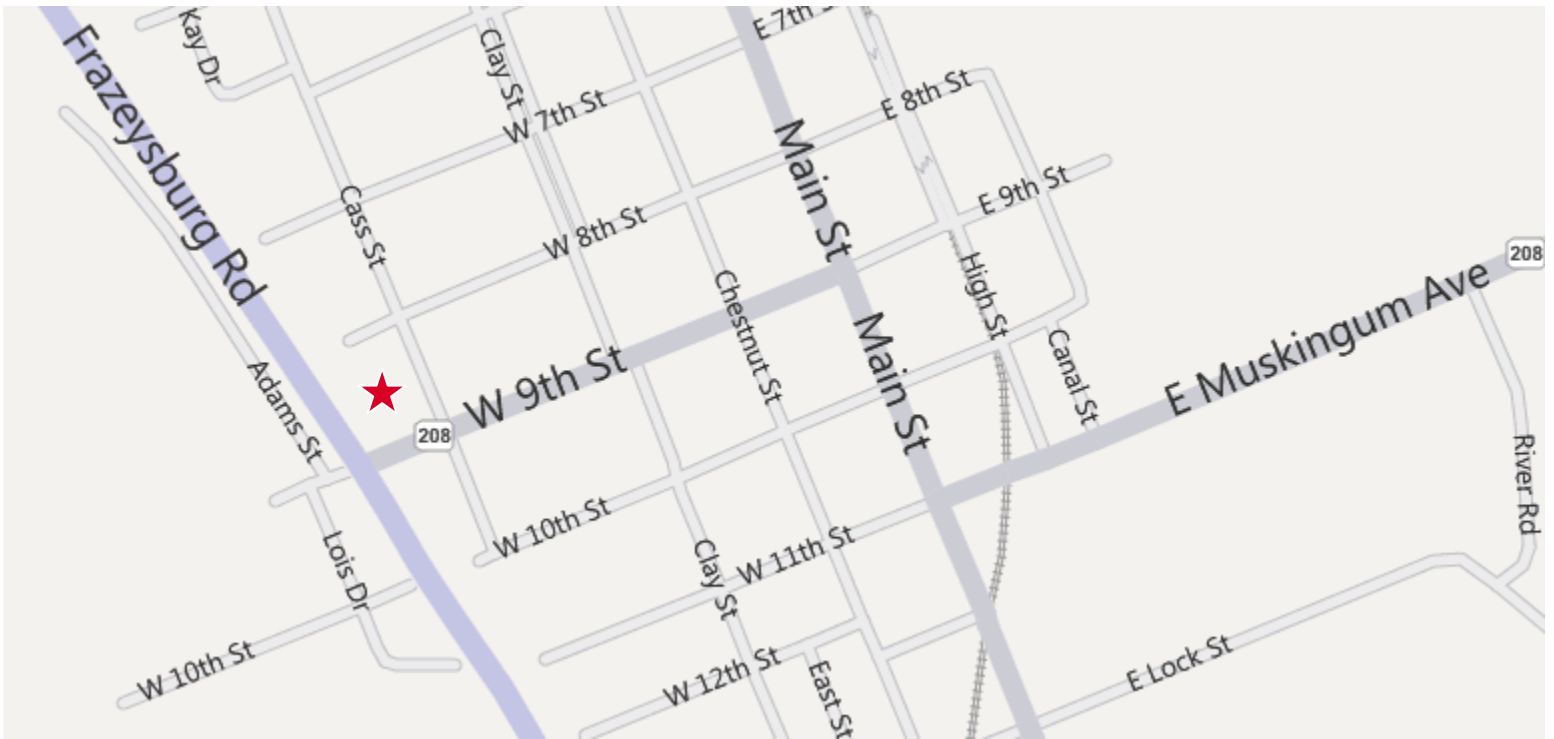
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AERIAL IMAGERY & LOCATION MAP

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