



MEDICAL OFFICE BUILDING FOR SALE OR LEASE

CHILLICOTHE MEDICAL MALL

126 E. 2nd Street – Chillicothe, OH 45601



PROPERTY DESCRIPTION

- LOCATED IN THE HEART OF CHILLICOTHE, OHIO
- NEW SURGERY CENTER DIAGONALLY ACROSS STREET
- SITE CONTAINS AMPLE PARKING
- FORMER GROCERY STORE THAT WAS COMPLETELY RENOVATED IN 1988
- NEXT DOOR TO NEW HUMAN SERVICES BUILDING (17,500 SF)
- 13,300 SF OF MEDICAL SPACE FOR SALE – 2,871 SF FOR LEASE
- ADDITIONAL 1.139 ACRES ACROSS STREET FOR SALE AT \$495,000 (WWW.MULBERRYSTREETLAND.COM)

SALE PRICE \$995,000

LEASE RATE \$11.25 PSF MG

SUITE	SF	RATE
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A	2,871	\$11.25/SF MG
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DIVISIBLE TO 1,600 SF OR 1,271 SF

For more information, go to:
WWW.CHILLICOTHEMEDICALMALL.COM

contact information
Matt Gregory | tel 614 629 5234
 mgregory@ohioequities.com

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NAI Ohio Equities REALTORS®
 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

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HISTORIC PHOTOGRAPHS

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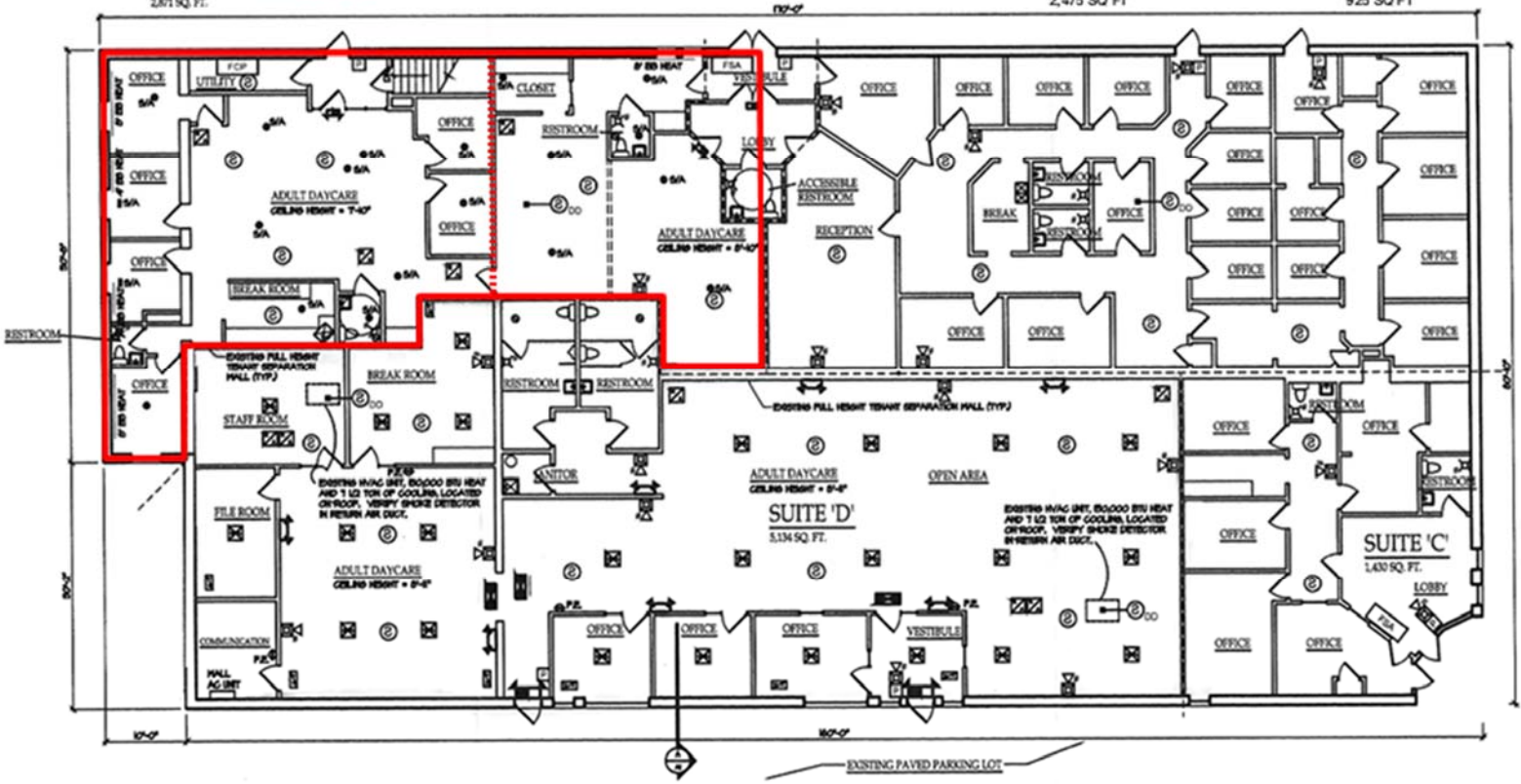
FLOORPLAN

126 E. 2nd Street – Chillicothe, OH 45601

SUITE 'A' AVAILABLE
2,871 SQ. FT.

SUITE 'B'
2,475 SQ. FT.

SUITE 'E'
925 SQ. FT.



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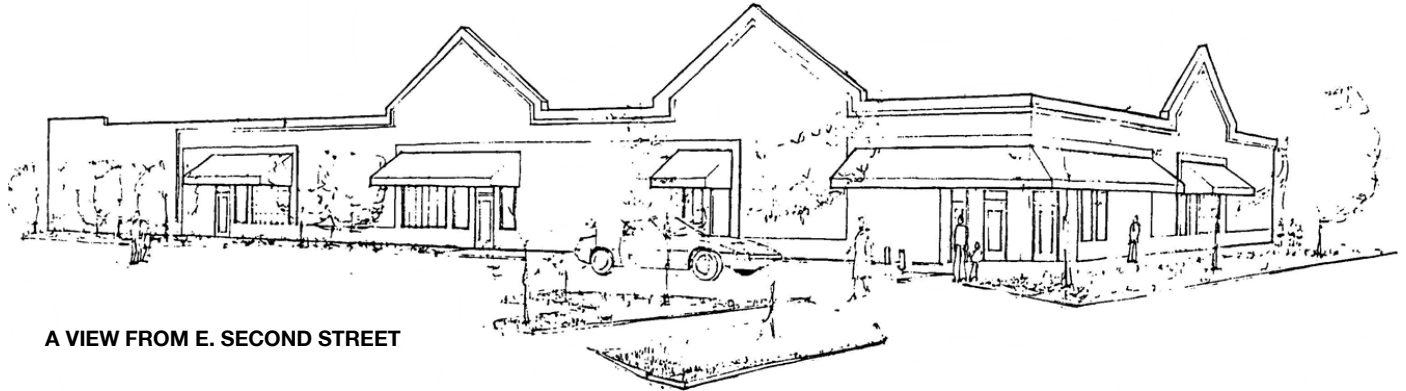
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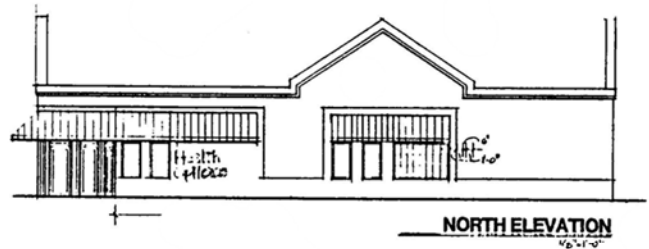
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ELEVATIONS

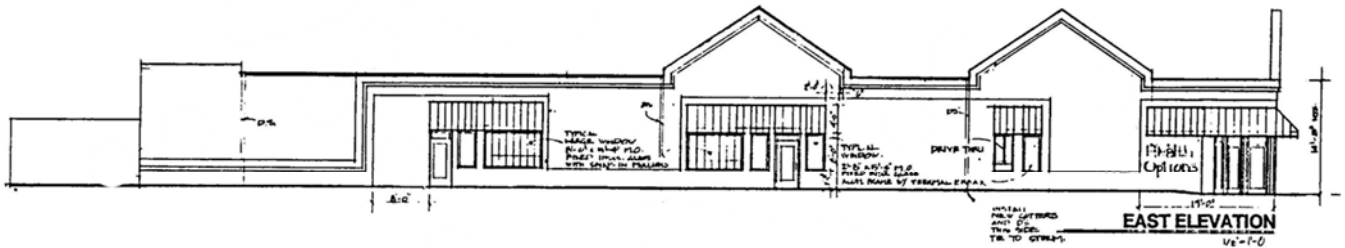
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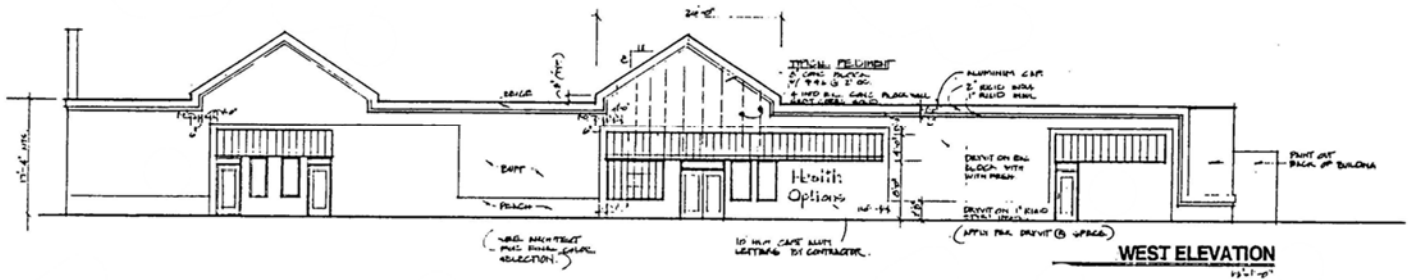
A VIEW FROM E. SECOND STREET



NORTH ELEVATION
1/2" = 1'-0"



EAST ELEVATION
1/2" = 1'-0"



WEST ELEVATION
1/2" = 1'-0"

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PLAT MAP

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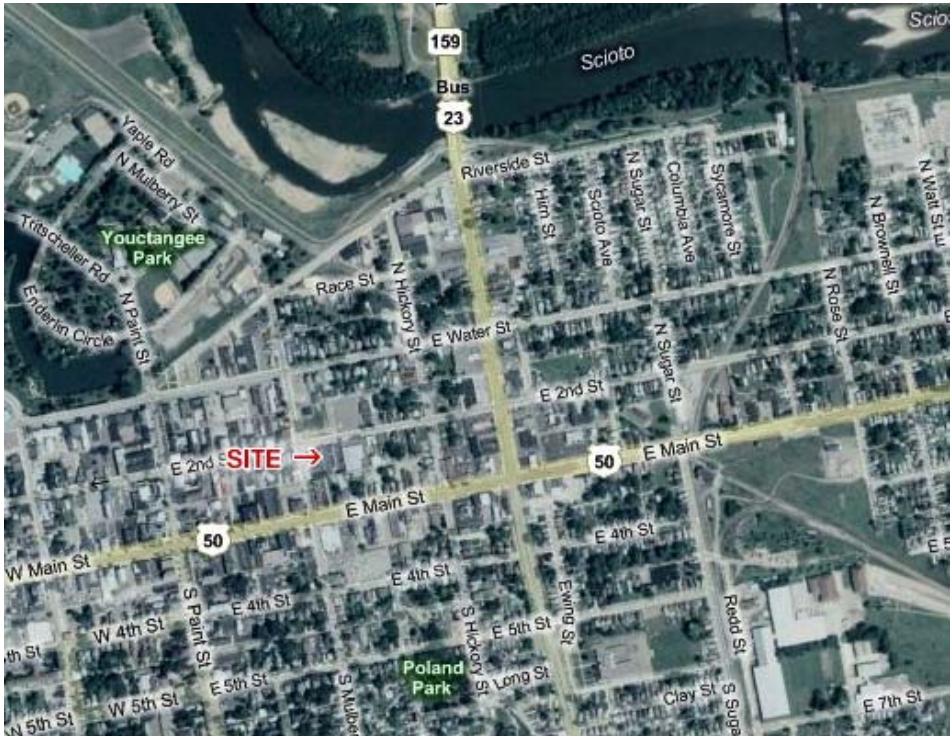
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AERIAL IMAGERY & LOCATION MAPS

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