

1085 Johnstown Road
Gahanna, OH 43230

For Sale/Lease



**MEDICAL / OFFICE PROPERTY FOR LEASE OR PERFECT FOR OWNER-USER
SELLER FINANCING AVAILABLE**

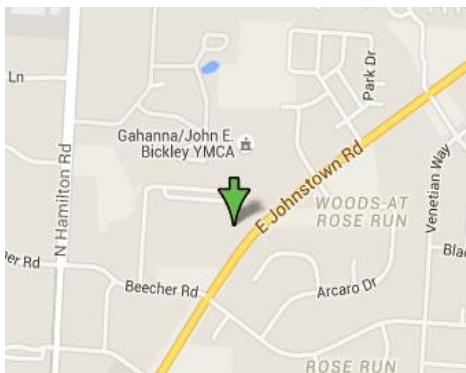
Sales Price: \$1,399,000

Lease Rates:

1st Flr Medical - \$13.95 psf NNN

2nd Flr- \$10.95 psf NNN

- 2 story professional multi-tenant or single tenant medical and/or office property
- Great opportunity for Owner-User
- 8,410 Square Feet on 1.28 acres
- 28 parking spaces; acreage allows for additional parking
- Built in 2004
- 12' ceiling height on 1st floor; 11' ceiling height on 2nd floor
- Affluent New Albany / Gahanna area



JR (Jeff) Rudicil
614.545.2157
jr@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com

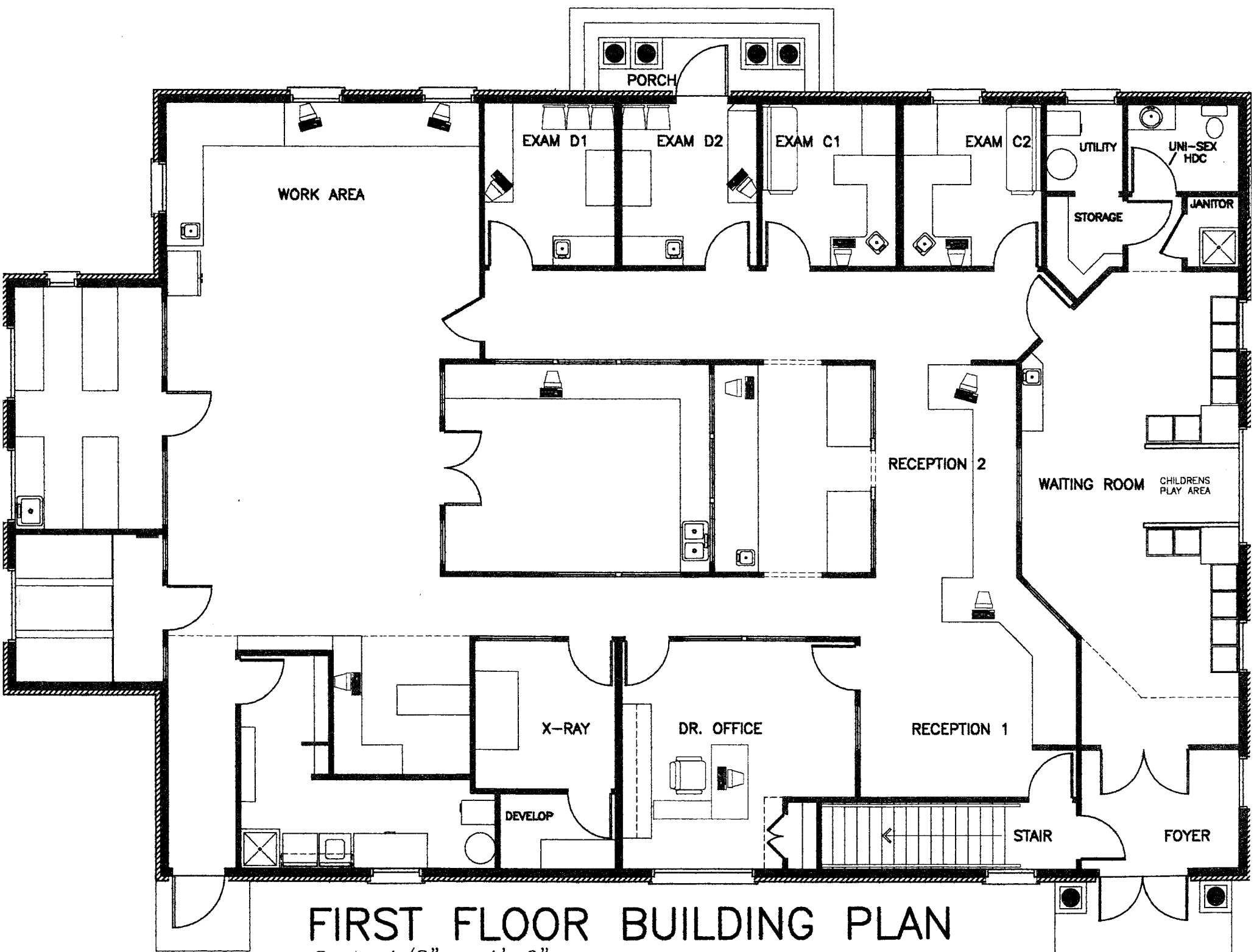
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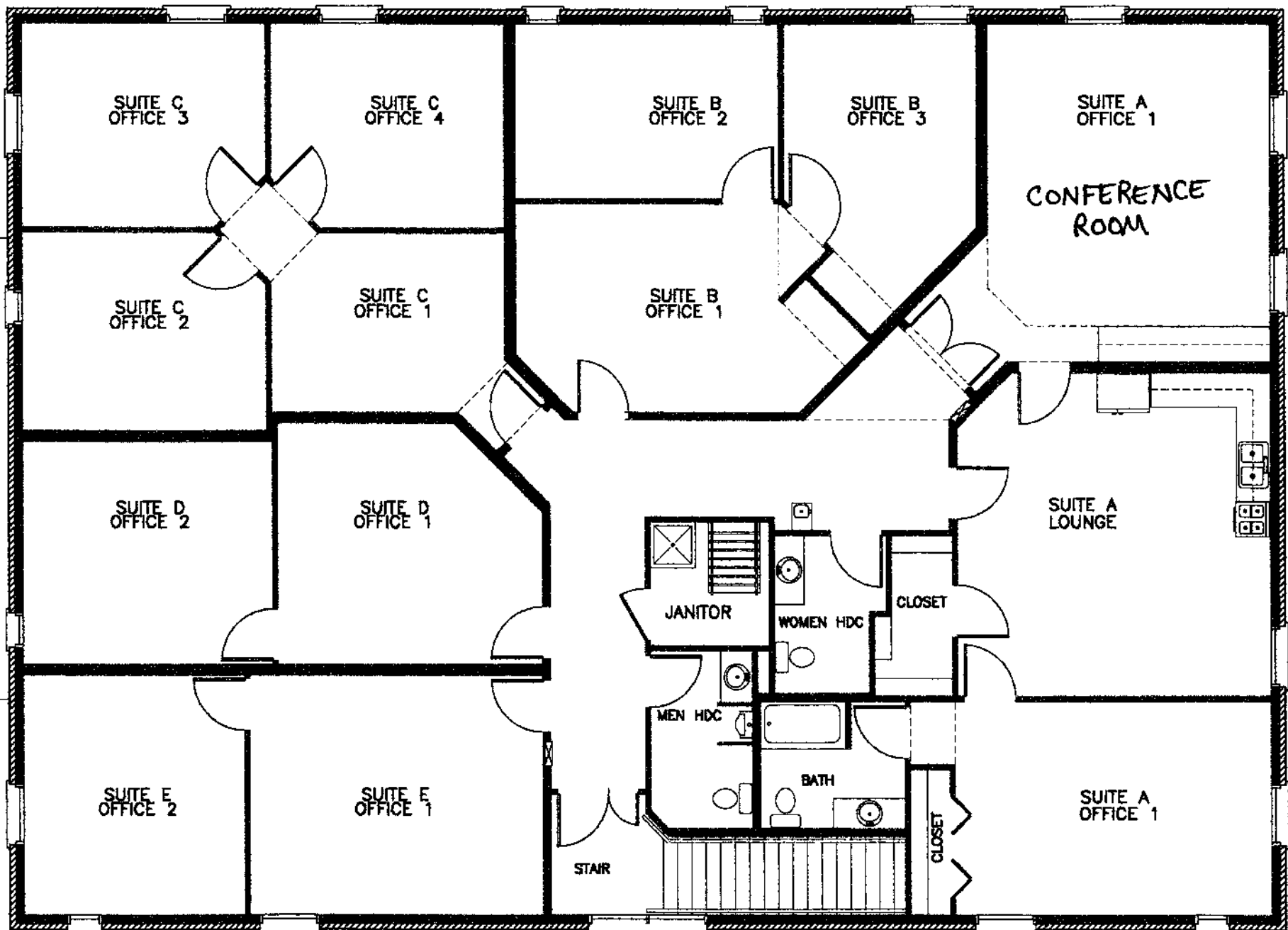
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FIRST FLOOR BUILDING PLAN

Scale 1/8" = 1'-0"



SECOND FLOOR BUILDING PLAN

Scale 1/8" = 1'-0"