

60 N Plaza Boulevard
Chillicothe, OH 45601

For Sale/Lease



**HIGH VISIBILITY LOCATION - GREAT OWNER-USER OPPORTUNITY
AUTO USES, EQUIPMENT DEALER, RV/BOAT DEALERS, SERVICE LOCATION**

Sales Price: \$1,900,000

Lease Rate: \$9.79 psf NNN

Property:
15,314 SF showroom/service building
3 parcels total 3.28 acres

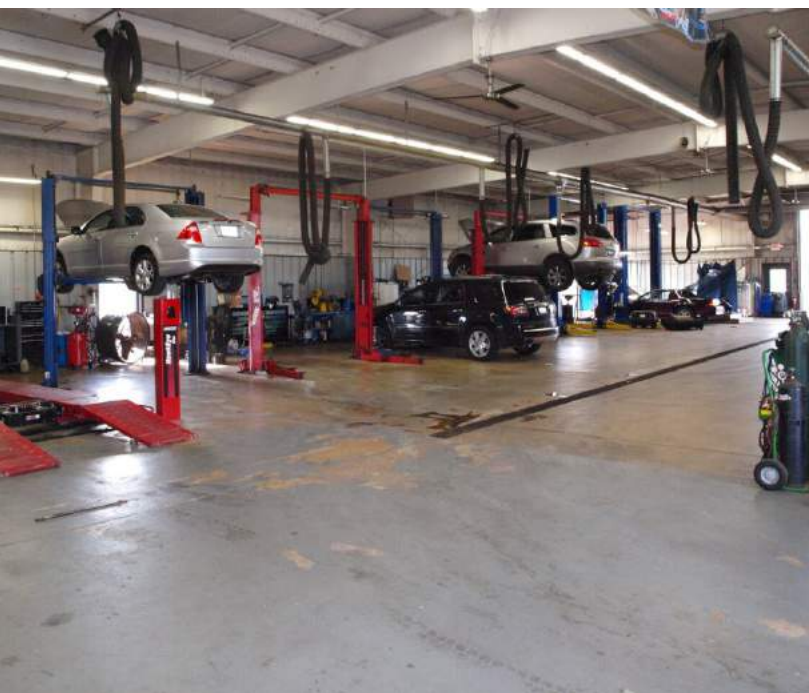
- 38,800 vehicles per day - high visibility location off of S.R. 36 in retail corridor
- Currently 100% leased through June 2019 to Coughlin Automotive (tenant can vacate earlier if needed)
- Coughlin has NNN lease - tenant maintains property including roof, structure and pays real estate taxes and insurance
- Buildings completed in 1996; property is mostly paved



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Ross County Parcels:

- 305459122000 - 2.86 acres
- 305459141000 - 0.26 acres
- 305459127000 - 0.16 acres



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