

43 Northwood Drive
Delaware, OH 43015

For Sale/Lease



**LEASE, INVESTMENT or OWNER/USER OPPORTUNITY
CURRENT USE MEDICAL OFFICE BUT ZONING ALLOWS RESIDENTIAL**

Property Size: 3,716 SF
on 0.55 acres

Sales Price: \$258,000 (\$69 psf)

1,860 SF for lease - \$2,300/mo.
Gross plus utilities

Delaware County Parcel #:
519-341-05-020-000

Zoning: R3 - Residential

- Investment or Medical Office for owner/user
- Possibility to operate business and lease the other half of the building for income or convert to a duplex or single family
- Approximately 1,860 SF per side
- 3 restrooms and 6 exam rooms on one side. 4 restrooms and 4 exam rooms on the other side. Most of the exam rooms could be converted to bedrooms
- Great location across the street from OhioHealth Grady Memorial Hospital
- 3 phase, 200 amp electric
- Built in 1963
- Great property for chiropractor, CPA, financial services...

All of the contained information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

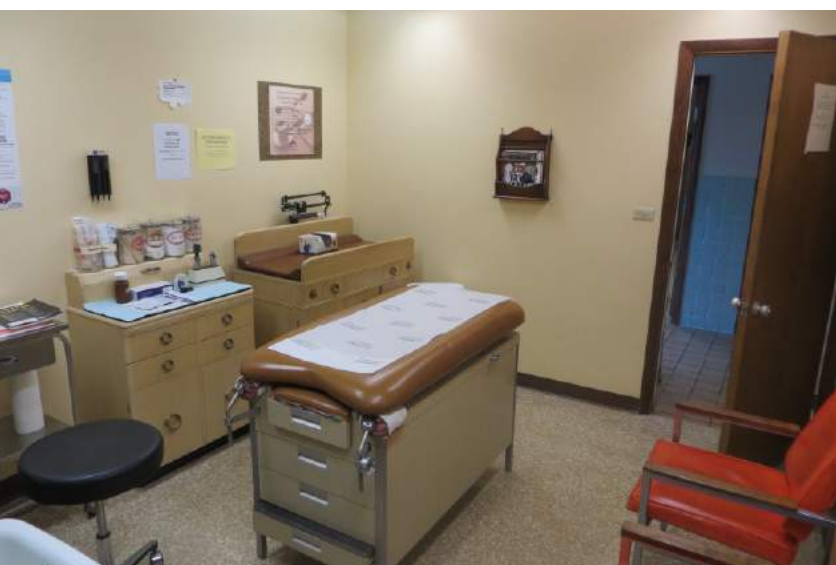


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Memorial Hospital



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