

David Roesch and Associates

Office/Medical/Retail Building

341 Mt. Vernon Ave
Marion, Ohio 43302

Available

www.DRoeproperties.com

Bldg size: 6,100 sf +/-

3 floors + basement - 10 office suites – two car garage – storage unit – 3rd floor office/apartment

Lot size: 113 ff on Mt. Vernon Ave w/ 292' Depth +/- irregular

Zoning: R-3

Sale/Lease:

Sale - asking: \$199,900

Lease – office suites @ \$8.00/sf to \$13.00/sf +/-

\$100,000.00 !!!



Parking:

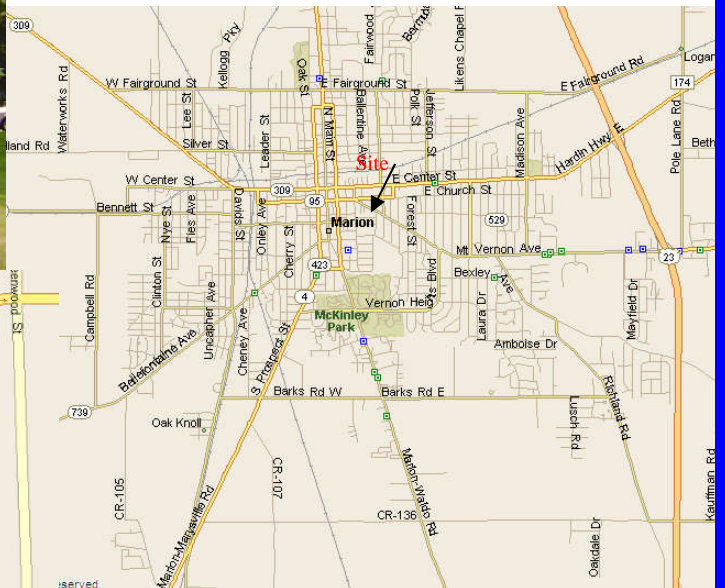
25 spaces on site



Potential NOI: \$34,230.00 +/- (assuming 5% vacancy)

Monthly income: \$5,409.00 +/-

Monthly expenses: \$2,557.00 +/-



David Roesch & Associates

www.DRoeProperties.com

David@DRoeProperties.com

Marion Office

714 Mt. Vernon Avenue

Marion, Ohio 43302

740-387-5750 (Fax) 740-382-9476

All information is deemed reliable but not guaranteed or warranted and subject to change without notice. David Roesch and Associates represents the interest of the Seller/landlord

Commercial Real Estate -Sales – Leases – Site acquisition