



# PRICE REDUCED!

## MEDICAL OFFICE BUILDING



201 N. LUDLOW STREET, PHILLIPSBURG, OH 45354

### Property Highlights:

**Square Feet:** 1,500 SF

**Sale Price:** \$75,000

- ✓ Office/ Medical Zoning
- ✓ 7 Attractive Patient Rooms
- ✓ Plumbing to Patient Rooms
- ✓ 24 Parking Spaces
- ✓ 2 Restrooms
- ✓ Office Space



**Tim Echemann**

Principal Broker

C: 937.658.4403

P: 937.492.4423

[techemann@ipbindustrial.com](mailto:techemann@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)



**Conrad Echemann**

Sales Associate

C: 937.658.4282

P: 937.492.4423

[conrad@ipbindustrial.com](mailto:conrad@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)

ALL INFORMATION FURNISHED IS FROM SOURCES BELIEVED TO BE RELIABLE, AND IS SUBJECT TO ERROR, OMISSIONS, CHANGE OF TERMS AND CONDITIONS PRIOR TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL

# MEDICAL OFFICE BUILDING



201 N. LUDLOW STREET  
PHILLIPSBURG, OH 45354

**Land:** 0.64 Acres

**Office SF:** 1,500 SF

**Construction Type:** Brick

**Roof Type:** Shingle

**Power:** 220 Volts

**Year Built:** 1962

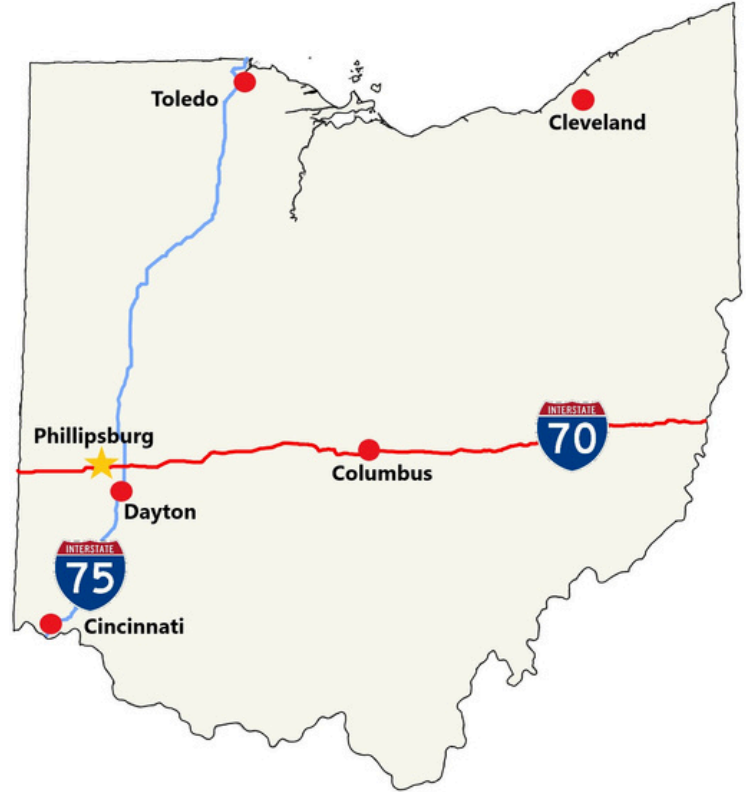
**Lighting:** T-8

**Utilities:** City Water, Sewer, & Natural Gas

**HVAC Plant:** Furnace

**Parcel Number:** C08-00104-0022

**Annual Taxes:** \$3,614.93



Scan for more info



**Tim Echemann**

Principal Broker

C: 937.658.4403

P: 937.492.4423

[techemann@ipbindustrial.com](mailto:techemann@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)



**Conrad Echemann**

Sales Associate

C: 937.658.4282

P: 937.492.4423

[conrad@ipbindustrial.com](mailto:conrad@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)



# MEDICAL OFFICE BUILDING



201 N. LUDLOW STREET  
PHILLIPSBURG, OH 45354



**Tim Echemann**

Principal Broker  
C: 937.658.4403  
P: 937.492.4423

[techemann@ipbindustrial.com](mailto:techemann@ipbindustrial.com)  
[www.ipbindustrial.com](http://www.ipbindustrial.com)



**Conrad Echemann**

Sales Associate  
C: 937.658.4282  
P: 937.492.4423

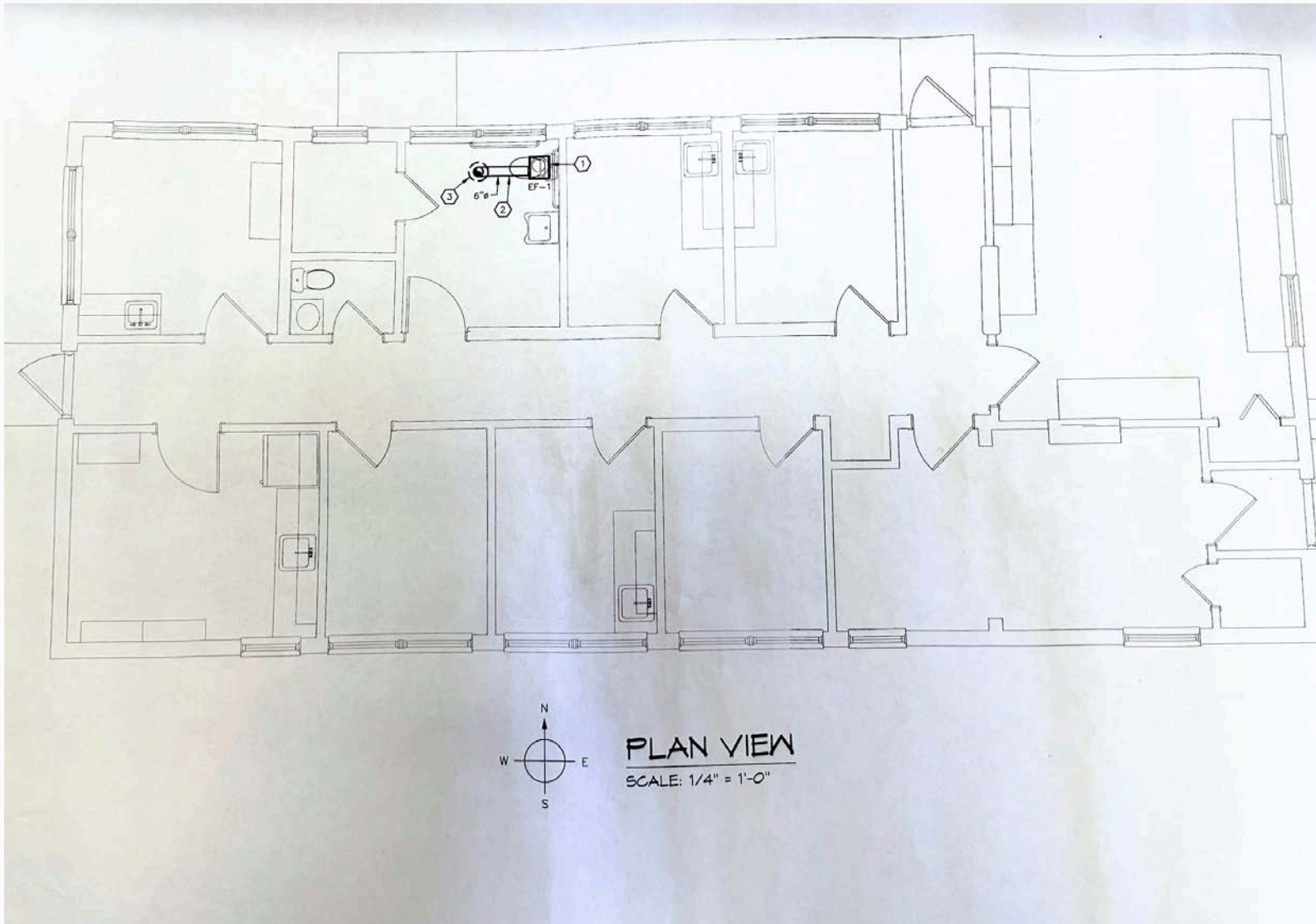
[conrad@ipbindustrial.com](mailto:conrad@ipbindustrial.com)  
[www.ipbindustrial.com](http://www.ipbindustrial.com)

ALL INFORMATION FURNISHED IS FROM SOURCES BELIEVED TO BE RELIABLE, AND IS SUBJECT TO ERROR, OMISSIONS, CHANGE OF TERMS AND CONDITIONS PRIOR TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL

# MEDICAL OFFICE BUILDING



201 N. LUDLOW STREET  
PHILLIPSBURG, OH 45354



## Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

[techemann@ipbindustrial.com](mailto:techemann@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)



## Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

[conrad@ipbindustrial.com](mailto:conrad@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)

ALL INFORMATION FURNISHED IS FROM SOURCES BELIEVED TO BE RELIABLE, AND IS SUBJECT TO ERROR, OMISSIONS, CHANGE OF TERMS AND CONDITIONS PRIOR TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL