

# MEDICAL OFFICE FACILITY



2097 RUSSELL ROAD  
SIDNEY, OHIO 45365



## Property Highlights:

**Square Feet: 3,200 SF**

**Sale Price: \$440,000**

- ✓ 5 Exam Rooms w/ Plumbing
- ✓ 3,200 SF Basement
- ✓ Quick I-75 Access



### Tim Echemann

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**Land:** .85 Acres

**Office SF:** 3,200 SF

**Basement SF:** 3,200 SF

**Construction Type:** Brick

**Roof:** Shingle

**Power:** 400 Amps, 220 Volts

**Year Built:** 2003

**Parking Spaces:** 20 Spaces

**Lighting:** LED

**Restrooms:** Two

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

**HVAC:** Fully Air Conditioned

**Annual Taxes:** \$7,613.05

**Parcel Number:** 01-1826101.013



Scan for more info



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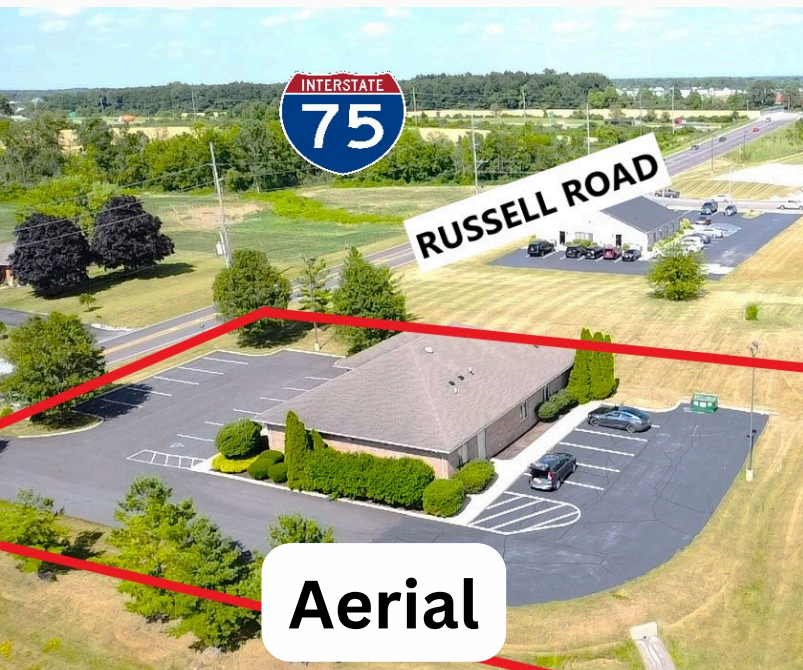
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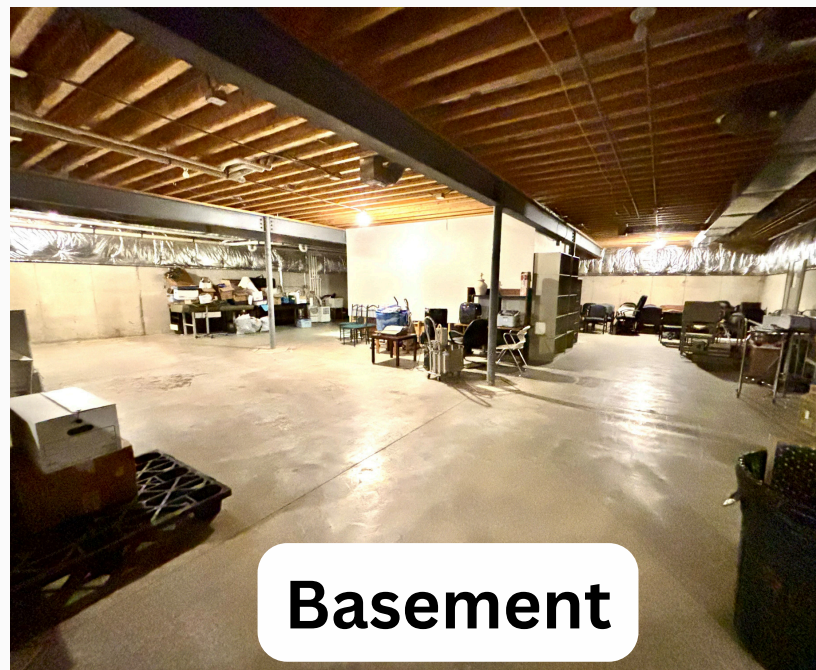
**Exam Room**



**Reception Room**



**Aerial**



**Basement**



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