96 South Broadway Office Building

For Sale | Geneva, Ohio 44041



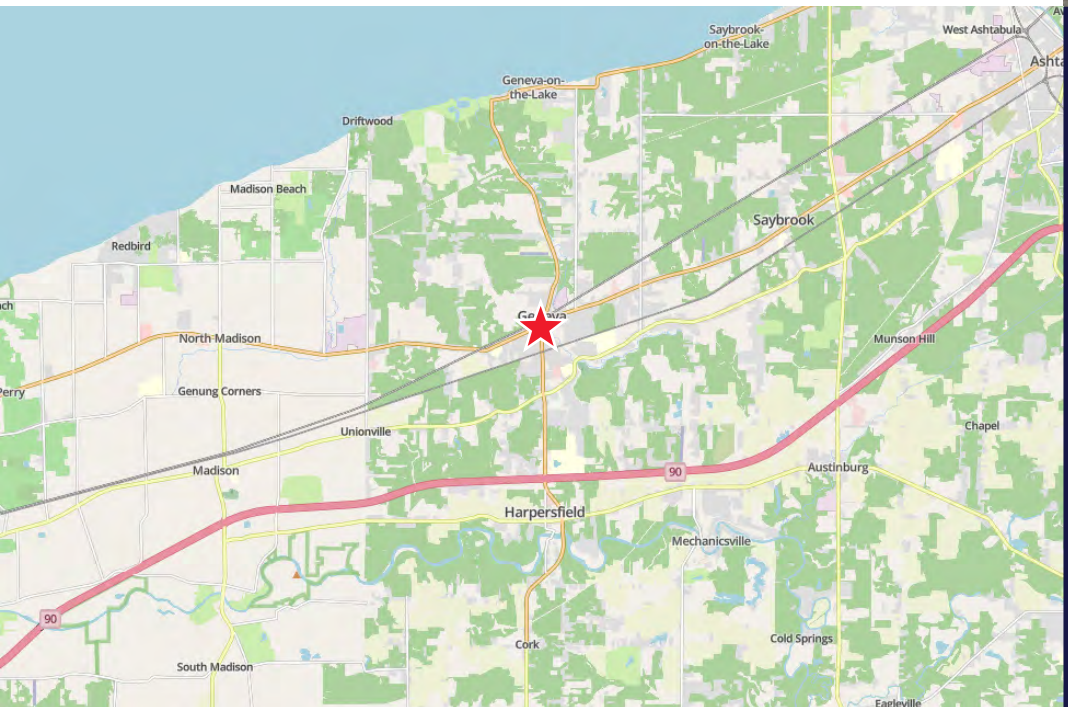
CUSHMAN & WAKEFIELD | CRESCO Real Estate

96 South Broadway

- A turnkey medical or professional office in a tight submarket, with low carrying costs and the option to add rental income
- The property has a 1,365 SF suite and a 7,150 SF suite (first floor plus basement), which allows an owner-user to explore occupying one and leasing the other
- Direct frontage on S Broadway in Geneva's city center
- A brick building with great character and curb appeal with a formal front entry
- Medical-ready build out
- Open floor plan with multiple private offices, a reception area, and ADA-accessible entry and restrooms.

Sale Price: $1,500,000

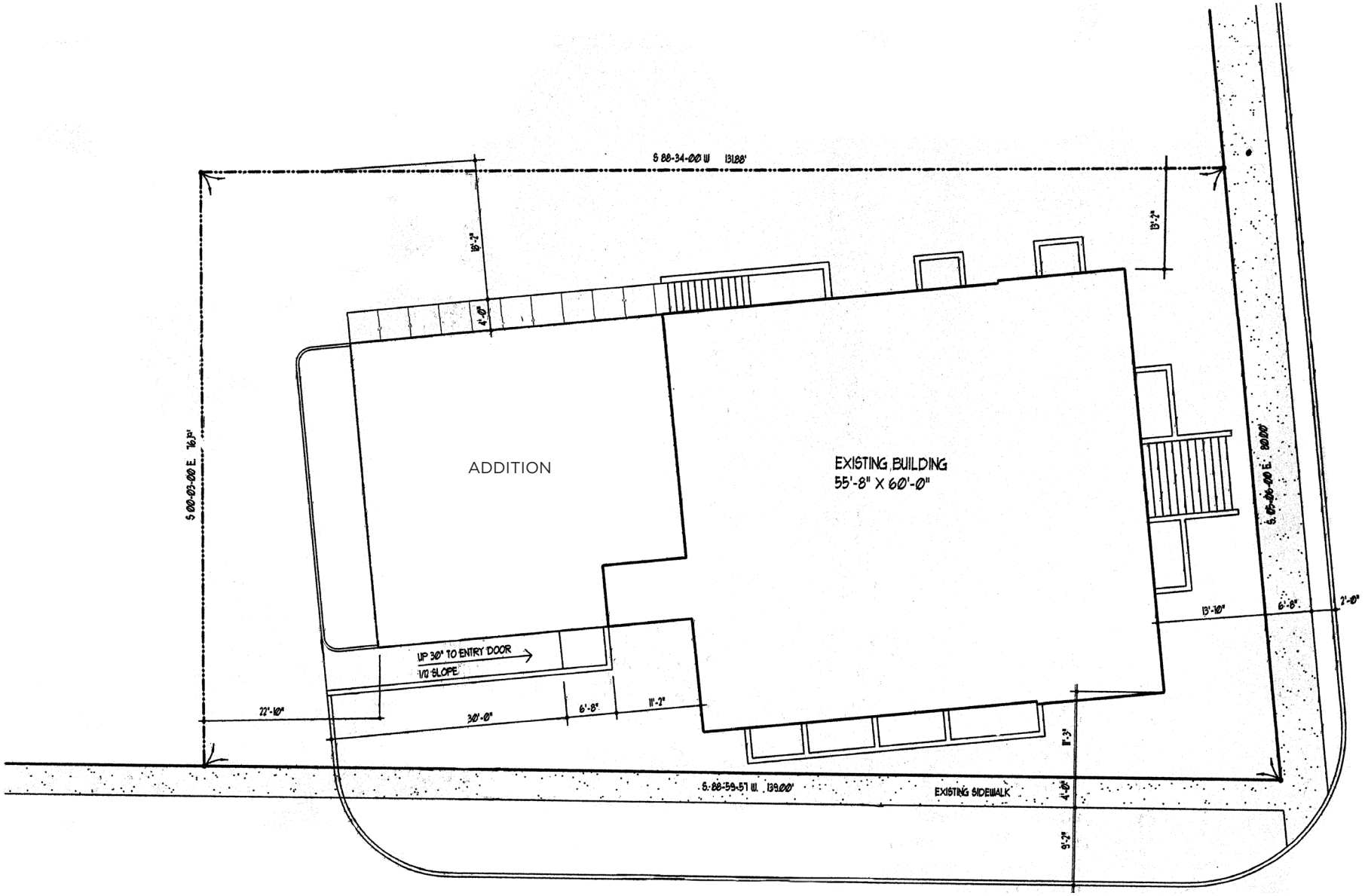




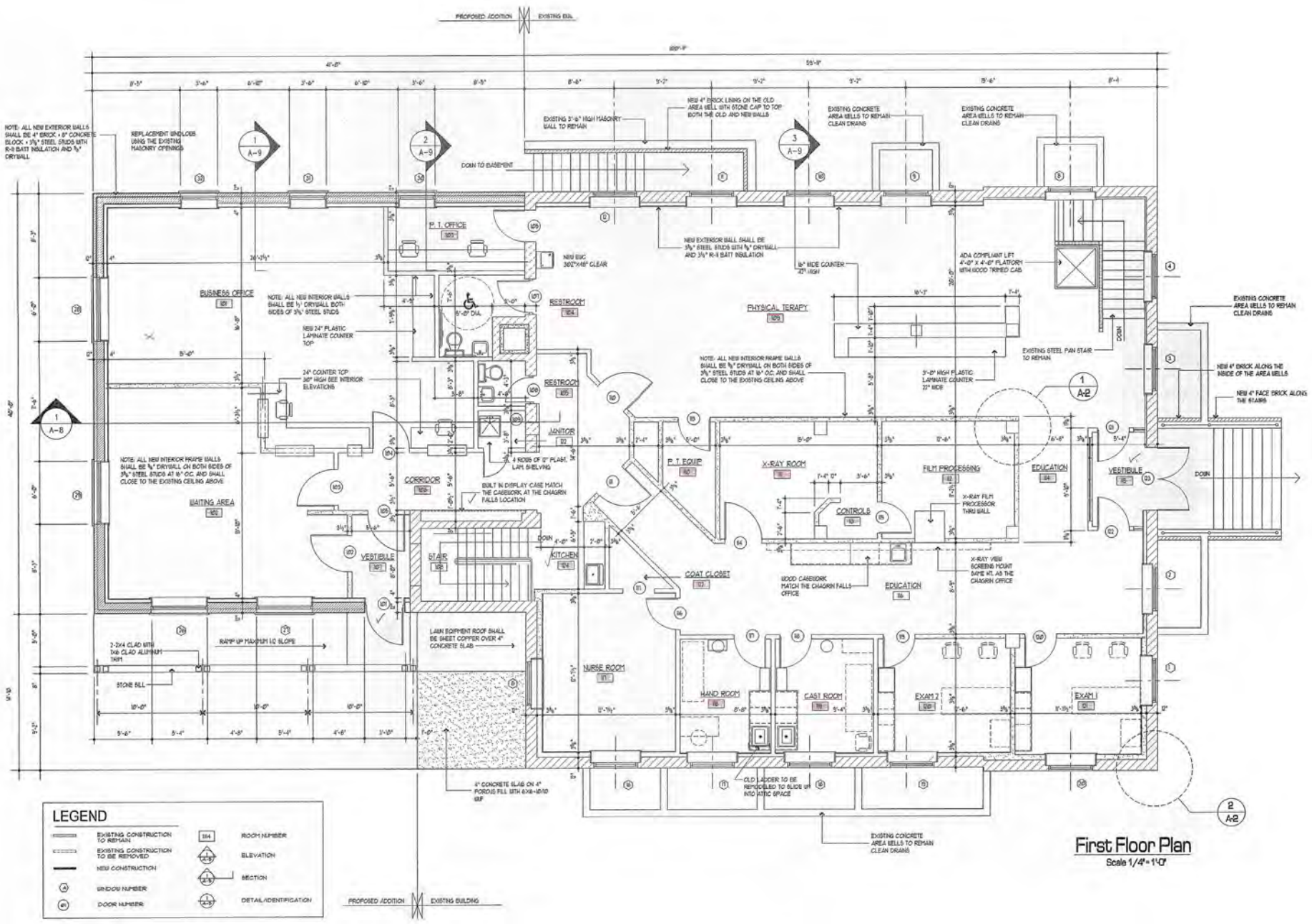
Quick Stats

Building SF	8,515 SF
Year Built	1935
Parcel #	200060012200
Land Area	0.41 AC
Construction	Masonry
A/C	Throughout

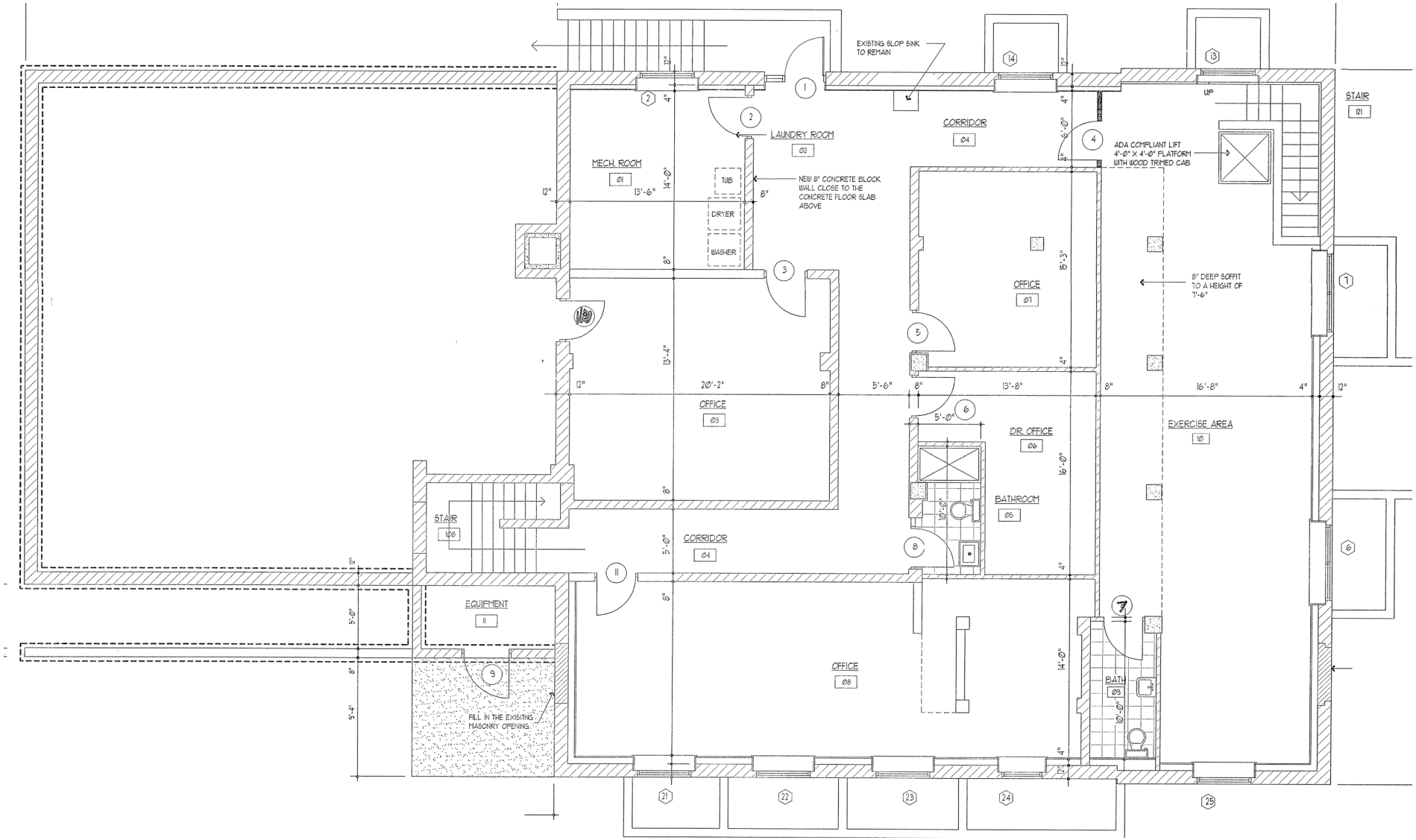
Site Plan


S 88-34-00 W 1318.8'
18'-2"
4'-0"
13'-2"
S 00-03-00 E 16.1'
ADDITION
EXISTING BUILDING
55'-8" X 60'-0"
S 05-26-00 E 80.00'
UP 30" TO ENTRY DOOR
1/12 SLOPE
22'-10"
30'-0"
6'-8"
11'-2"
13'-10"
6'-8"
2'-0"
11'-3"
S 88-59-57 W 139.00'
EXISTING SIDEWALK
4'-0"
9'-7"

Floor Plan | First Floor



Floor Plan | Lower Level



Interior Photos

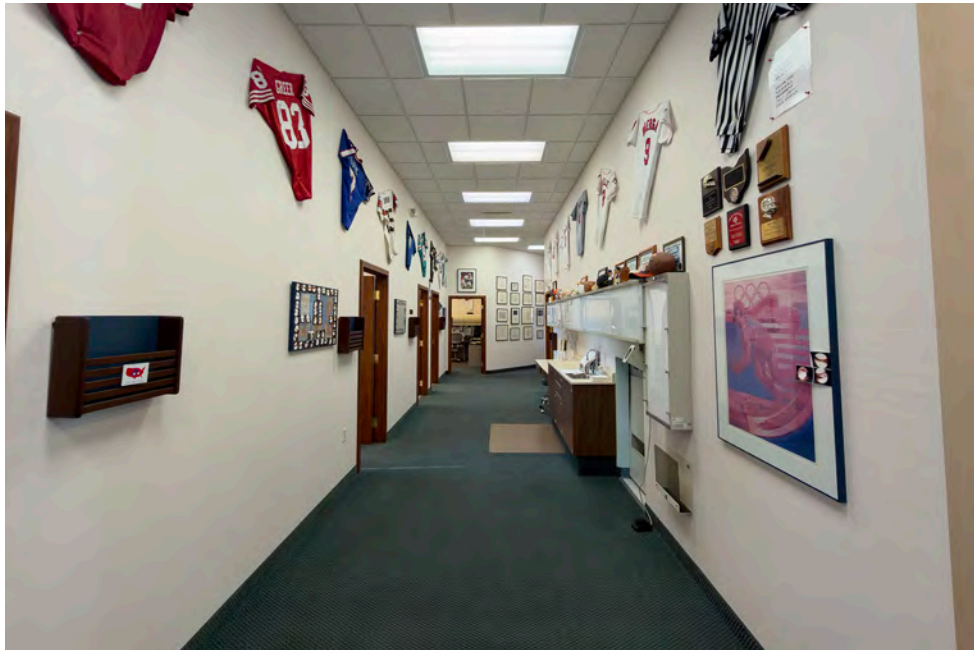




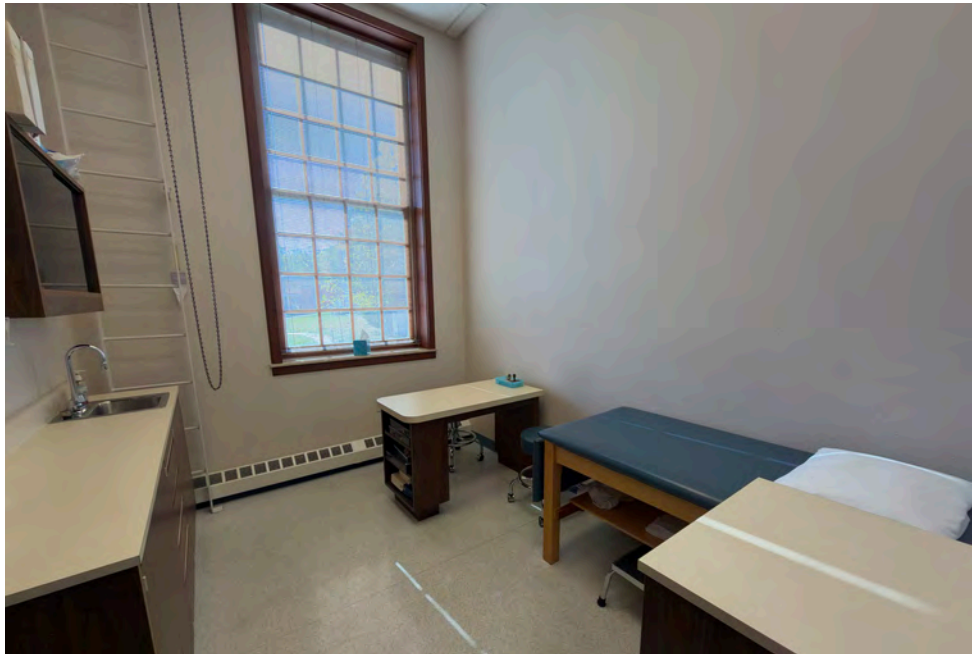




Interior Photos







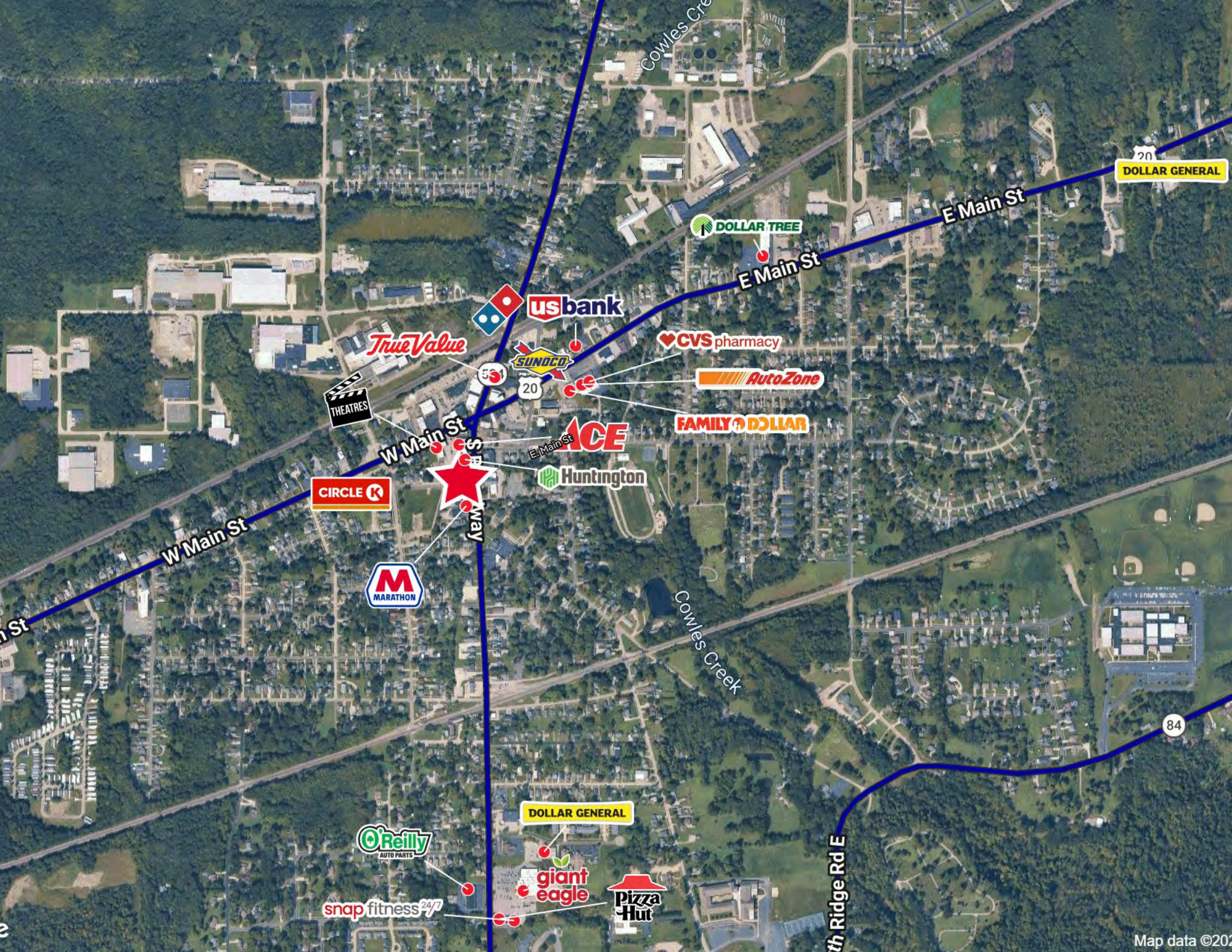


Photos








DOLLAR GENERAL
E Main St
DOLLAR TREE
E Main St
usbank
True Value
SUNOCO
CVS pharmacy
AutoZone
THEATRES
FAMILY DOLLAR
W Main St
E Main St
ACE
Huntington
CIRCLE K
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