

LISTING ID #5470



Listing Agent – Todd Weigandt
(937) 538-0156

90 N. Main St. · Minster, OH 45865 · www.weigandtrealestate.com

OWNER: 75 Development LLC

ADDRESS: 634 North Vandemark Road
Sidney, Ohio 45365

SQ. FOOTAGE: 1500 SQ. FT.

CONSTRUCTION TYPE: Wood Frame, Masonry Exterior

ROOMS:

Front Lobby/Waiting Room: 11'11" x 20'6"

Receptionist Area: 8'3" x 19'1" with built in desk area and cabinetry.

Lab Room: 9'9" x 13'11"

Exam Room #1: 9'7" x 7'11"

Exam Room #2: 7'8" x 9'9"

Exam Room #3: 7'9" x 9'10"

Exam Room #4: 9'0" x 9'7"

Exam Room #5: 9'9" x 9'10"

Office: 6'7" x 9'6"

Rest Rooms: Qty (2) Handicap Accessible Restrooms

Break Room: 6'5" x 11'5"

TYPE OF HEAT: Gas Forced Air

CENTRAL A/C: Yes

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WARRANTED. ALL INFORMATION MUST BE VERIFIED BY ALL PARTIES INVOLVED.**

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NOTES:

Highly visible commercial space located along North Vandemark Road., Former Allergy and Asthma Center, currently set up as medical office space, owner is willing to modify the current space to fit your needs. High-traffic area with plenty off-street parking. Also, private employee parking lot at the rear of the building.

YEAR BUILT:

2010

LEASE PRICE:

**\$1730.00 Per Month
This is a Triple Net Lease.
Call for details.**

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