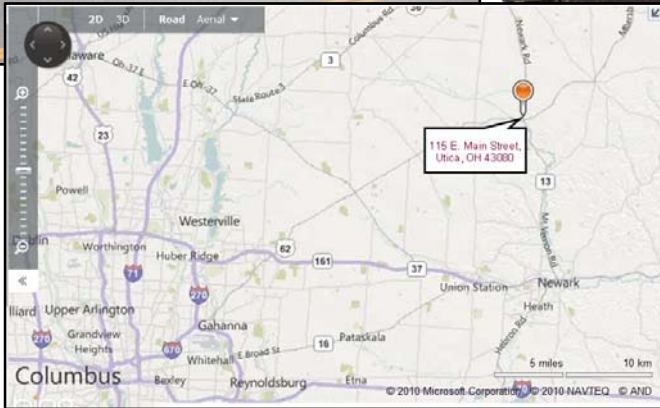
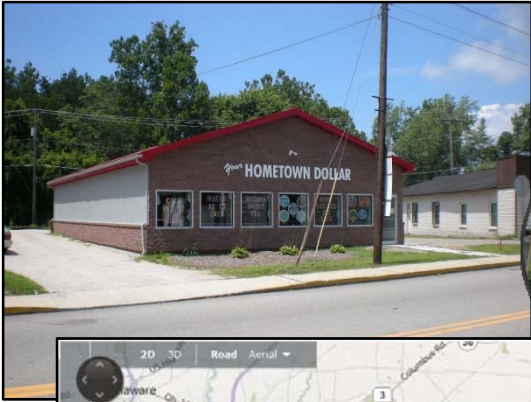


## Opportunity

For Sale!



For Lease!

Rural Community

## For Sale or Lease

115 South Main Street, Utica, Ohio 43080

### Prime location

Great opportunity to own or lease a modern commercial building on the main "downtown" stretch of Utica, Ohio.

Current tenant intends to vacate soon.

Excellent location for retail shop, offices or restaurant.

If leased, owner will divide interior for multiple tenants, if requested.

### Highlights

- 2400+/- sq. feet retail or office building
- Approximately 1 year old
- 0.358 +/- acre
- 2 handicap restrooms
- Currently occupied by dollar store (tenant intends to vacate soon)
- Tenant pays utilities & insurance
- Owner pays property taxes
- Parking: rear & side
- Tar and chip parking
- City water & sewer
- Located on "downtown" main strip
- Highly visible location

**Priced to Sell at \$199,900**  
**Or**  
**for Lease at \$1500 per month**



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2121 Riverside Drive  
Columbus OH 43221  
Web: [BestCorporateRealEstate.com](http://BestCorporateRealEstate.com)

For additional information:

[www.115SouthMain.com](http://www.115SouthMain.com)

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