

RESTORED TURN-OF-THE-CENTURY OFFICE

FOR SALE or LEASE

1,650 SF



60 HILL ROAD SOUTH

60 Hill Road South, Pickerington OH

This turn-of-the-century, 2-story wooden classic office was completely restored and relocated four years ago to the beautifully landscaped Dovel Place campus in the historic area of the growing community of Pickerington, OH.

SPECIFICATIONS:

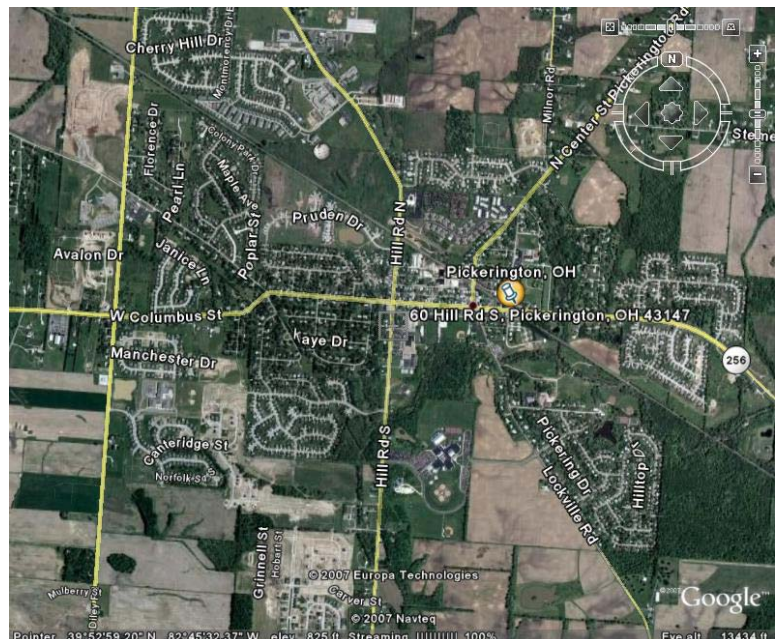
- EXCELLENT VISIBILITY WITH HIGH TRAFFIC COUNTS
- ZONED FOR OFFICE USE
- 1,650 S.F. INCLUDING LOWER LEVEL OFFICE AND CONFERENCE ROOM
- 100% RESTORED TURN-OF-THE-CENTURY 2-STORY BUILDING
- BEAUTIFUL AND CLASSY CAMPUS ENVIRONMENT
- BUILDING AND POST SIGNAGE AVAILABLE
- CLOSE PROXIMITY TO RESTAURANTS, SHOPS, and SERVICES

For more information or to set up a personal showing contact

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614.207.6434



**BERRY & MILLER
CONSTRUCTION, INC.**

A FULL SERVICE CONSTRUCTION GROUP

60 HILL ROAD SOUTH

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Building Space Specifications:

- Turn-of-the-century home completely restored 4 years ago
- 2 stories
- 1,650 s.f. (includes 500 s.f. of finished lower offices)
- 1ST floor includes reception area and executive conference room with media/kitchen and restroom
- 2nd floor has executive office and large reception or room that can be divided into 2 spaces, media area and restroom
- Basement has finished office and conference room
- Covered front lighted porch
- New HVAC plumbing and electric

Purchase Option:

- \$200,000

Leasing Option:

- \$1,700 per month
 - Gas and electric by tenant

Note: Leasing rates based on credit and 2 year lease terms

Property taxes, insurance, lawn maintenance, snow removal, exterior lighting and dumpster included in lease

Property Association Fees:

\$175/month (included in lease)

Includes: Lawn maintenance, snow removal, exterior lighting, dumpster, and water usage for lawn sprinkler

Property Association:

A property association consists of five (5) offices who control the association and elect a board of trustees. All decisions with regard to the property and its care are addressed and managed by the board. Typically, the board elects to have a management company professionally manage the property thus eliminating a majority of the work. Each building owner is responsible for 1/5 of association fees.



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Typical Purchase vs. Lease Scenario

| | |
|---|----------------|
| Office Size: | 1,650 SF |
| Purchase Price: | \$200,000 |
| Typical Cash/Equity Down (10%): | \$20,000 |
| Finance Total: | \$180,000 |
| Monthly Loan Payment (7% Fixed 25 Year Amortization): | \$1,272 |
| Property Taxes (Monthly) | \$80 |
| Insurance (Monthly) | \$40 |
| Association Fee (Monthly) | <u>\$175</u> |
| TOTAL MONTHLY PURCHASE PAYMENT | \$1,567 |
| Price Per Month to Lease Space: | \$1,700 |
| SAVINGS PER MONTH: | \$133 |
| ANNUAL SAVINGS: | \$1,596 |

Invest in your future for less than leasing!

This unique *OWNERSHIP* opportunity is now being offered.

For more information and availability, contact:

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Property Maps

