



## OVERVIEW

Beautiful Three-Unit Medical Office Building in the heart of Norton is now being offered for sale as well as one space for lease. This former orthopedic office has several exam rooms, large waiting and reception area, and an open area that was used for physical therapy. This is a very-well maintained property that would be ideal for any medical or general office user that is looking for a building to buy with high quality tenants.

## PROPERTY HIGHLIGHTS

- Beautiful Building
- High-End Medical Office
- Two units occupied by long-term tenants
- Great Income Stream
- Located in the heart of Norton
- 66 Parking Spots
- High Traffic Area



**Sale Price:**  
\$1,350,000



**Lease Rate:**  
16.00 SF/yr (MG)



**Available SF:**  
3,628 SF



**Building Size:**  
9,738 SF



**Lot Size:**  
1.3 Acres

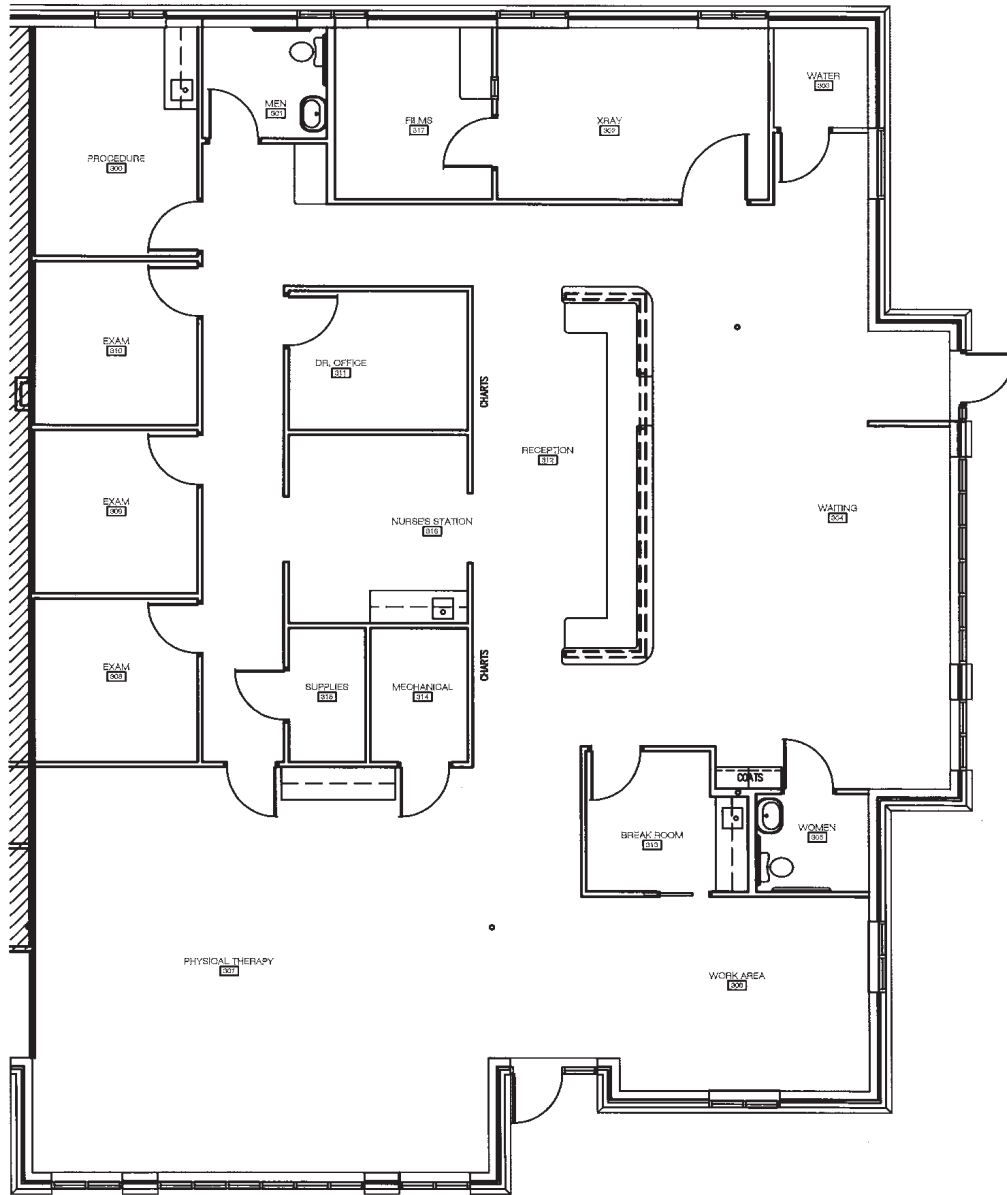


**Zoning:**  
B-3

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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FLOOR PLAN  
1/4" = 1'-0"

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# NORTON PROFESSIONAL CENTER FOR SALE/LEASE

1295-1309 Norton Avenue, Norton, OH 44203



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