



FOR SALE | OWNER-OCCUPANT OPPORTUNITY

# MEDICAL OFFICE BUILDING WITH SURGERY CENTER

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240 W Cook Rd, Mansfield, OH 44907



A MEMBER OF CORFAC INTERNATIONAL

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# EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

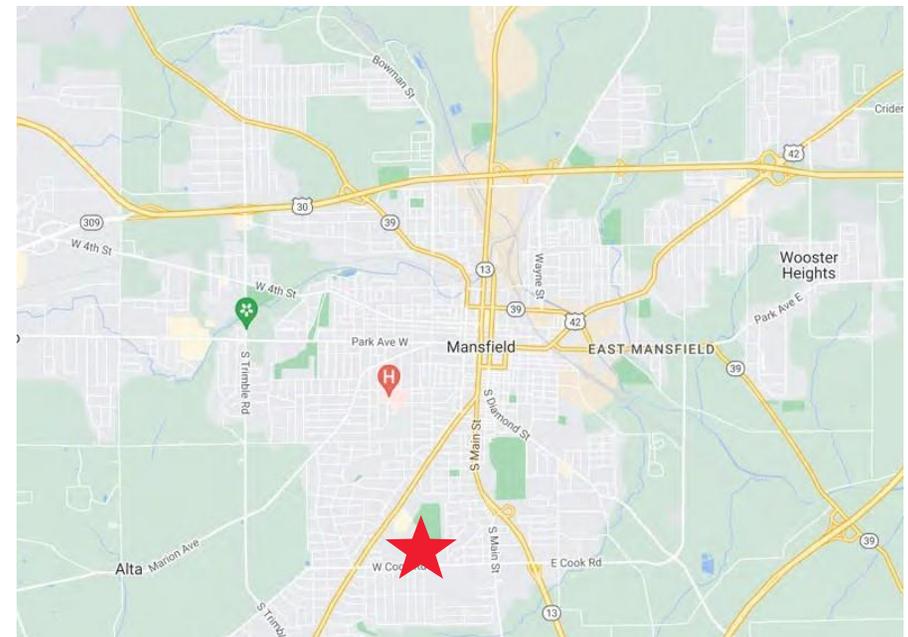
Elford Realty is proud to present a 13,021 SF medical office building available for purchase in Mansfield, Ohio. Situated on approximately 3.67 acres and surrounded by mature trees, the property offers a well-maintained setting with strong visibility along Cook Road. Formerly used as a surgery center and clinical space, the building is well suited for a variety of medical, outpatient, or healthcare-related users. Conveniently located just minutes from SR 42 and I-71, the property also benefits from close proximity to restaurants, banking, and surrounding medical offices.

## OFFERING SNAPSHOT

<b>ADDRESS:</b>	240 W Cook Rd, Mansfield, OH 44907
<b>TOTAL SF:</b>	13,021 SF
<b>ACREAGE:</b>	3.67 Acres
<b>OCCUPANCY:</b>	Immediate
<b>PROPERTY TYPE:</b>	Medical Office / Surgery Center
<b>ASKING PRICE:</b>	\$1,300,000 (\$100/SF)

## PROPERTY HIGHLIGHTS

- Freestanding 13,021 SF medical office building with surgery center
  - 1st floor medical office - 7,478 SF
  - Lower-level surgery center - 5,543 SF
- Surgery center has 2 operating rooms & an exclusive patient drop-off area
- Ample onsite parking
- 2-story fully ADA-compliant building with elevator
- Near The Woods at Possum Run Golf Course, Mansfield Christian Academy, OhioHealth, Mansfield Hospital, Ohio State Reformatory, & within Mansfield MSA
- Well-maintained building significantly below replacement value
- Full building back-up generator



# PROPERTY OVERVIEW

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Address 240 W Cook Rd, Mansfield Ohio 44907

Total Building Area 13,021 SF

Acreage 3.67 Acres

Parcel ID 028-90-118-05-000

Zoning C

Property Type Medical Office / Surgery Center

Stories 2

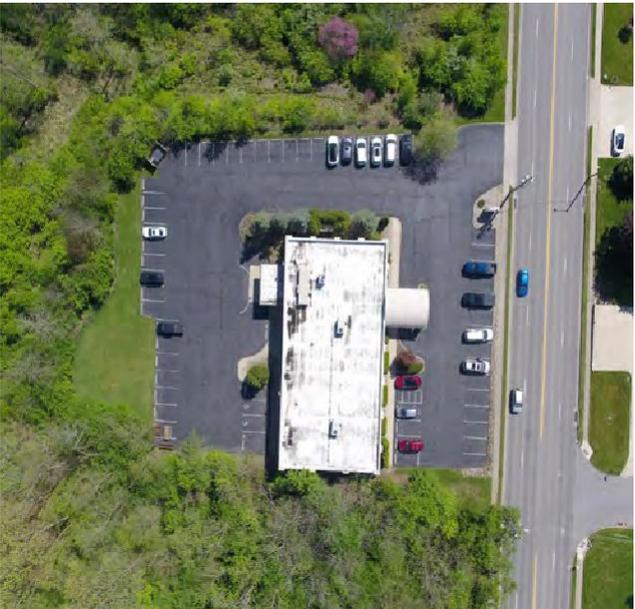
Parking 56 Surface Spaces (4.22 / 1,000 SF)



# AERIAL



# PROPERTY PHOTOS | EXTERIOR



# PROPERTY PHOTOS | INTERIOR



# MARKET OVERVIEW

# AREA MAP



## MARKET OVERVIEW

### ABOUT MANSFIELD, OH

Explore The Shawshank Trail, live motorsports, and our Wine & Ale Trail in Mansfield/Richland County, Ohio. Travel the path of Hollywood on The Shawshank Trail, a self-driving tour of the 15 authentic filming sites of the movie The Shawshank Redemption. Travel our Adventure Trails! Ride over 60 miles of Bridle Trails. The Richland B&O Trail is a paved 18.4-mile bike trail connecting quaint towns from Mansfield to Butler. Sip along an eclectic Wine & Ale Trail with historic buildings like a vintage mortuary and bank vault. Hunt ghosts with Haunted Mansfield and step back in time on the Johnny Appleseed Historic Byway. Experience the thrill of live motorsports. View world-class racing at the Mid-Ohio Sports Car Course, from IndyCar to NASCAR to the largest motorcycle swap meet in North America. We're also famous for Malabar Farm State Park, home of Pulitzer-Prize winning author Louis Bromfield and wedding site of Bogie & Bacall. Stroll the gardens and mansion at Kingwood Center Gardens or experience BibleWalk with life-sized biblical dioramas. Kids love the Richland Carrousel Park and Buckeye Imagination Museum. The arts are alive at the Mansfield Art Center, Renaissance Theatre, Mansfield Playhouse, and The Brickyard outdoor concert venue.

\*Sources: <https://ohio.org/things-to-do/destinations/destination-mansfield-richland-county>



## MARKET OVERVIEW

### AREA ATTRACTIONS

Notable features of Mansfield include Kingwood Center (the French Provincial-style mansion and estate of industrialist Charles Kelley King) and gardens; a log blockhouse from the War of 1812; a monument to the orchardist John Chapman (Johnny Appleseed), who lived there for nearly 20 years; and the Richland County Museum. Nearby Malabar Farm (preserved within a state park) was created as an agricultural showcase by novelist Louis Bromfield, who was born in Mansfield. The city is a noted winter-sports centre and is the site of the annual Ohio Winter Ski Carnival (February). The Mid-Ohio Sports Car Course is also nearby. Inc. village, 1828; city, 1857. Pop. (2000) 49,346; Mansfield Metro Area, 128,852; (2010) 47,821; Mansfield Metro Area, 124,475.



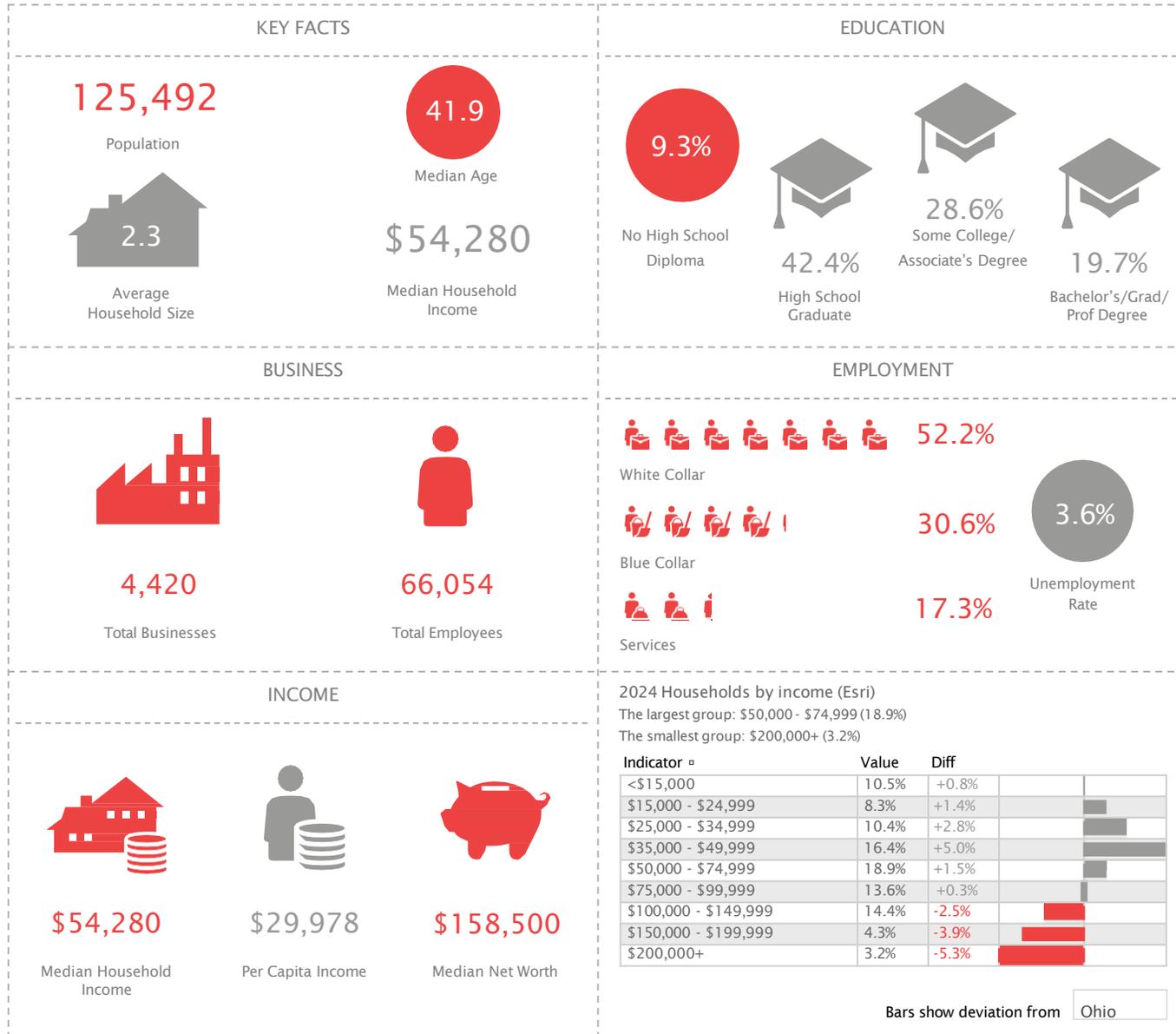
### EDUCATION

The Ohio State University, state university system of Ohio, U.S., consisting of a main campus in Columbus and branches in Lima, Mansfield, Marion, Newark, and the Agricultural Technical Institute in Wooster. The institute and the branches in Mansfield and Newark are primarily two-year colleges. The main campus in Columbus is a comprehensive research institution with land-grant status. It comprises some two dozen schools and colleges, including colleges of food, agriculture, and environmental sciences; dentistry; law; medicine; and veterinary medicine. The university offers a wide range of undergraduate, graduate, and professional degree programs. Research facilities include the Ohio Agricultural Research and Development Center, near Wooster, and a freshwater laboratory on Gibraltar Island in Lake Erie. On campus are the Ohio Supercomputer Center and the Byrd Polar Research Center.

\*Source: <https://www.britannica.com/topic/The-Ohio-State->

# MARKET OVERVIEW

## DEMOGRAPHICS



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.



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