



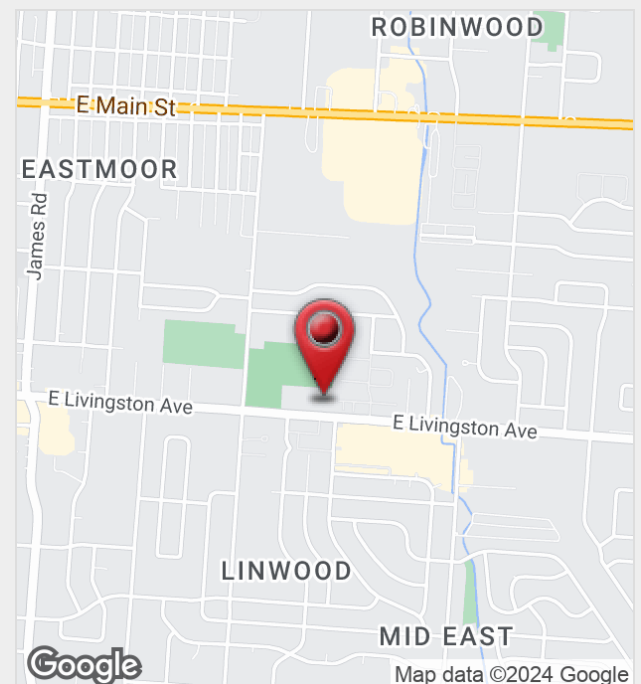
## 3500 E Livingston Ave

Columbus, Ohio 43227

### Property Features

- 5,395 SF medical office building
- 0.79 acres
- Includes waiting room, reception, 8 exam rooms & 2 large offices
- 2 nurse stations, lab, storage, kitchen & break room
- 5,000 SF basement in great condition
- ADA compliant
- 33 parking spaces
- Monument signage
- Easy access to I-70

**Sale Price: \$495,000**



For more information:

**Ryan McGreevy**

614 629 5282 • [rmcgreevy@ohioequities.com](mailto:rmcgreevy@ohioequities.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Ohio Equities

605 S Front Street, Columbus, OH 43215

614 224 2400

[ohioequities.com](http://ohioequities.com)









