

# PAPPAS REALTY CO.

Investments, Commercial Sales & Leasing

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HIRAM PROFESSIONAL BUILDING  
11681 HAYDEN ST.  
HIRAM, OH 44234  
**FOR SALE - \$224,000**



Owner  
Financing  
Available

## Interior Configuration

- 8 Offices
- Conference Room
- Kitchentte
- Common Area & Private Restrooms
- Executive Lower Level Suites

## Property Highlights

- Size | Approx. 2,468 Total SF + executive lower level suites ♦
- New Rooftop HVAC unit.
- New furnace for lower level.
- New rubber roof in 2015.
- Driveway & Parking Resurfaced
- Functional configuration with multiple private entrances, updates and built-in features.
- Portion of first floor currently leased @ \$2,850/mo
- Potential income approx. \$4,700/mo @ full occupancy.
- Ideally suited for business/owneroccupant that wants to grow and collect rental income.

## Contact

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