



# Treasure & Associates

## COMMERCIAL REAL ESTATE

Brokerage | Tenant Representation | Consultation | Development

FOR SALE

## Care Facility for Sale

Paulding, OH 45879

### 451 McDonald Pike

Care facility consisting of two buildings in Paulding, OH on 4.6 acres. Buildings include care center areas, kitchens, eating areas, recreation areas, offices, and more.

For More Information, call

**(419) 567-1380**

- Quality construction
- Main building is 13,224 SF with the ability to house 28 beds in 14 rooms
- Second building is 2,832 SF with 2 bedrooms
- 720 SF garage for storage
- 4.598 acre site
- Asking \$1,720,000
- An additional ten (10) acres also for sale for \$100,000

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# North Building

The primary building is a 28-bed facility having a total of 13,224 sq.ft. There are 14 rooms, two beds each with a bath. The facility includes an open entrance area, offices, conference room, a nurses station, men's and women's restrooms, a recreation room, dining room and fully equipped commercial grade kitchen, a laundry, lounge, supply closet, mechanical rooms, medicine room, and a central bath. The central bath has four showers and one tub/shower combination, sink and commode. Behind the nurses' station is a small kitchen area and a single bath. There is another food preparation area that doubles as an office with sink, refrigerator, cabinets and drawers.

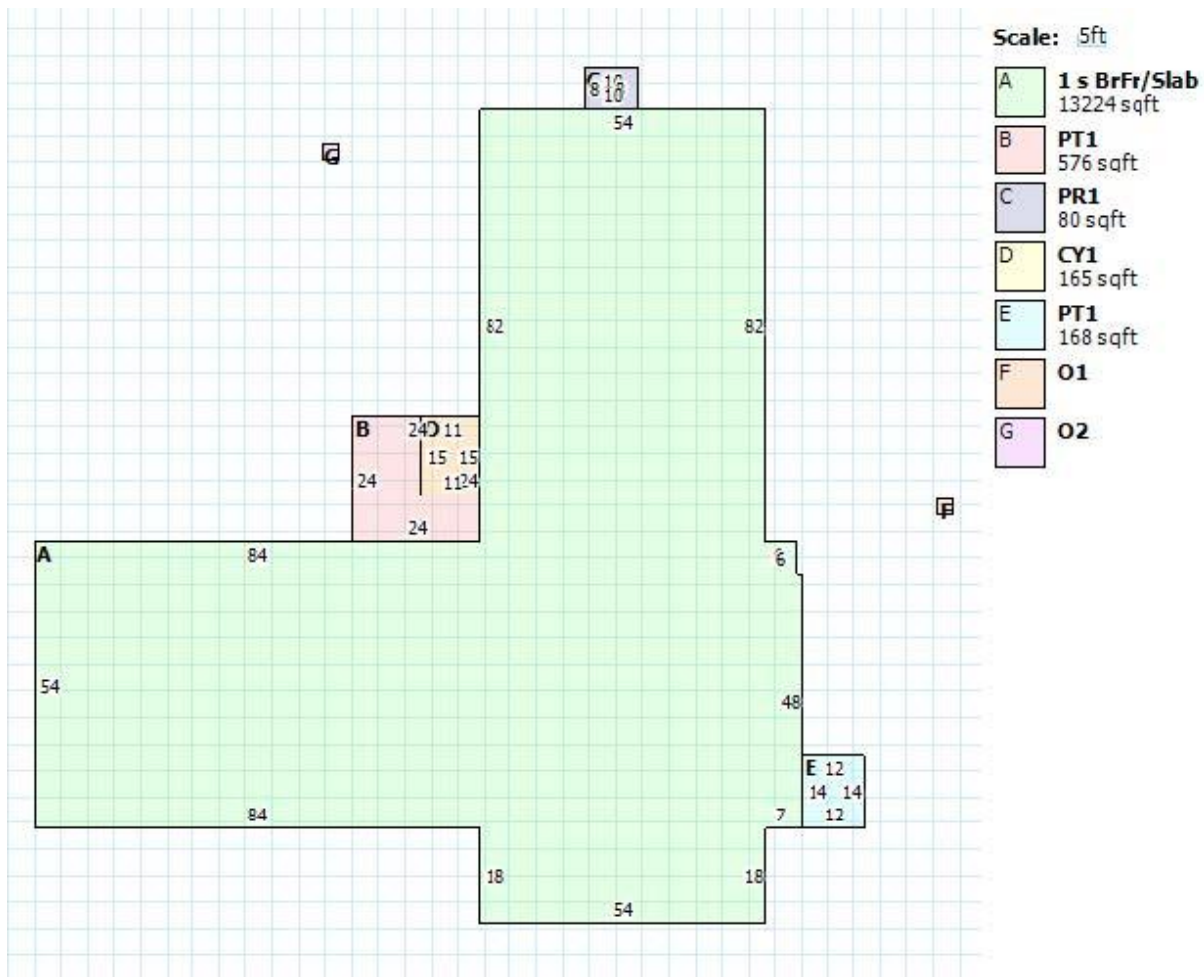
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# North Building - Exterior



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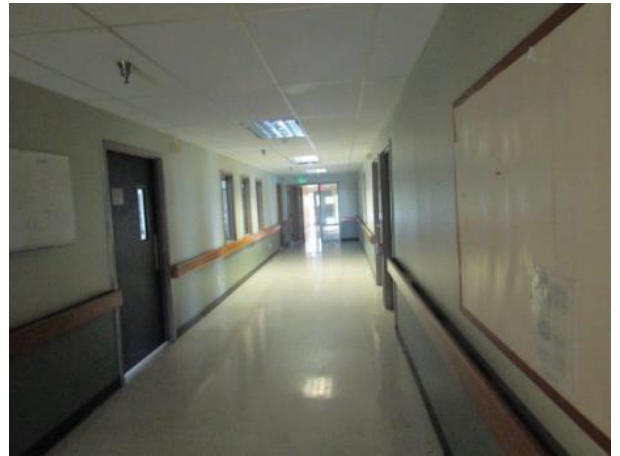
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# North Building - Interior



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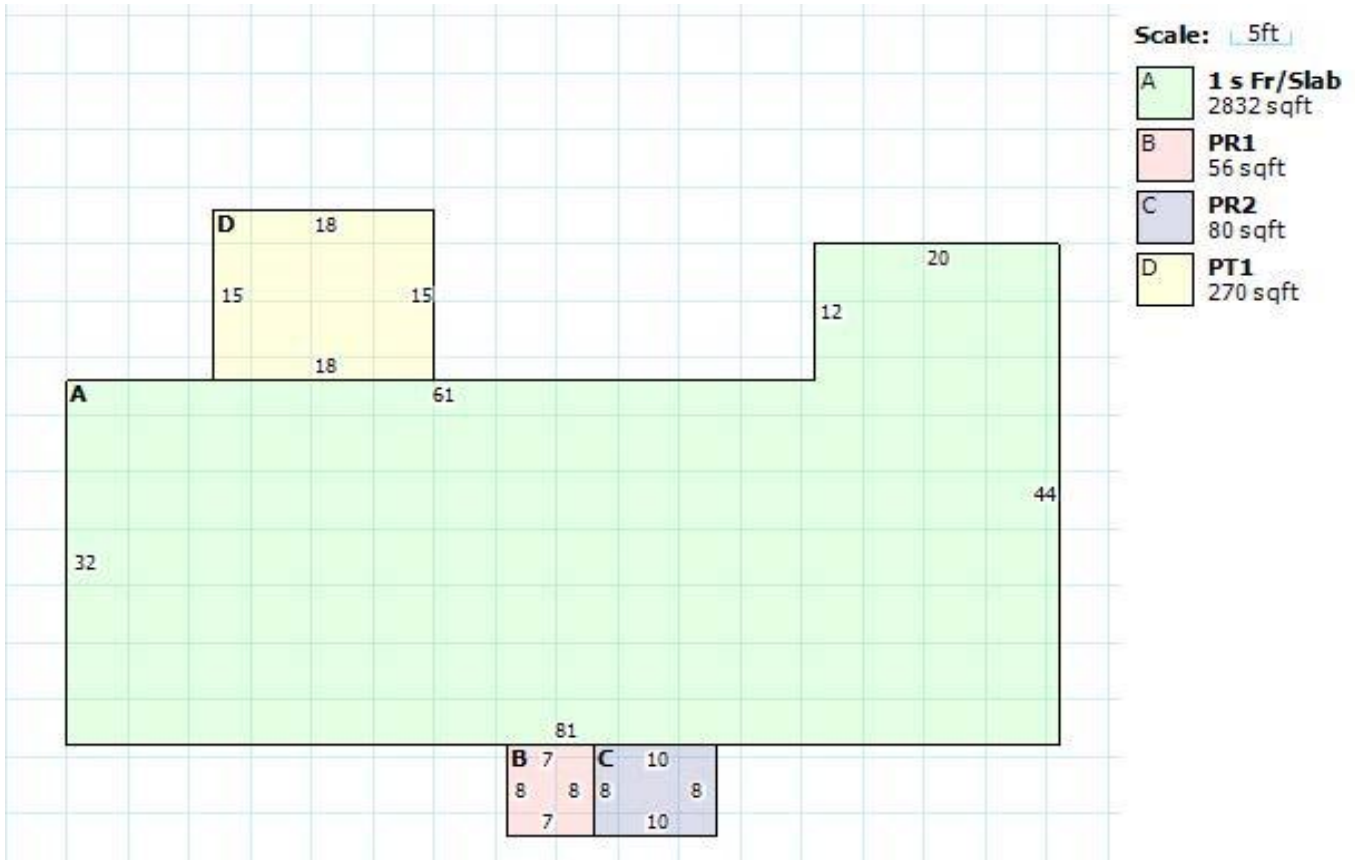
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# South Building

This building contains 2,832 sq.ft. and is divided into a waiting area with receptionist window, storage closet, and the main kitchen with tile flooring, sink with countertops and stove, dishwasher an refrigerator. There is a large eating area. Off the kitchen is a utility closet housing the furnace, electrical panels, hot water tank and telephone system. There are restrooms throughout and a second food preparation area with small utility area. There are two bedrooms for patrons and a shared bath area. The rooms could be either single or double. There are office areas and utility rooms.



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# Garage



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# Property

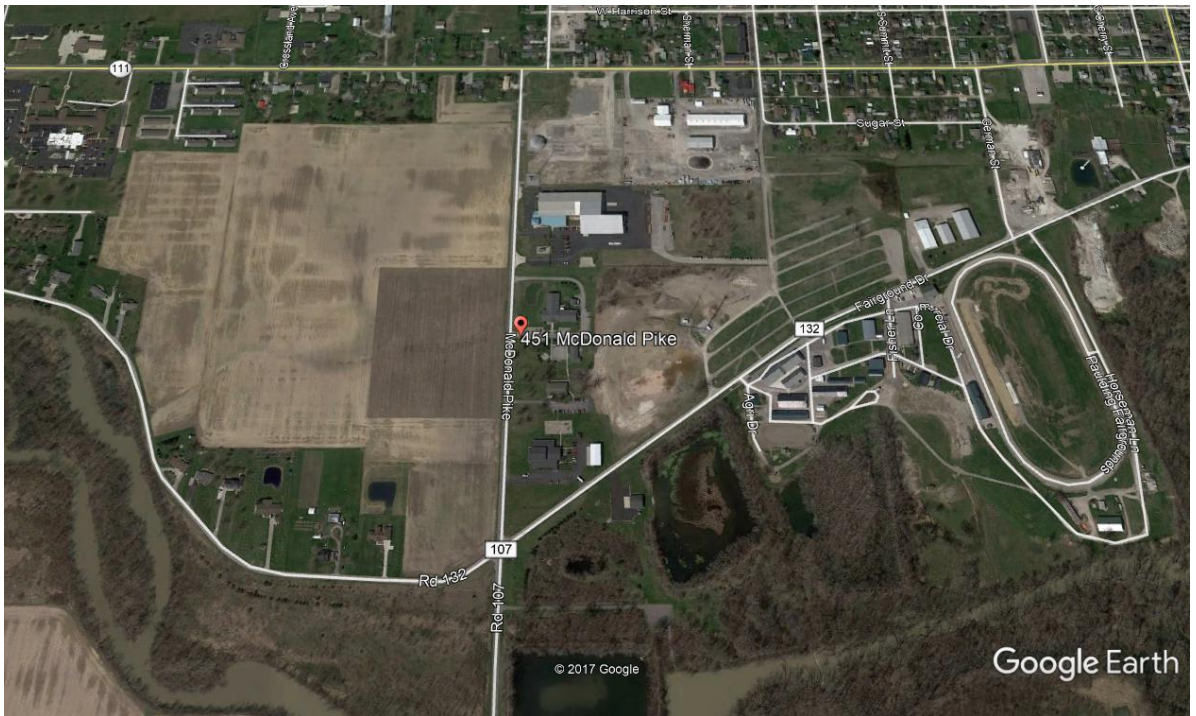
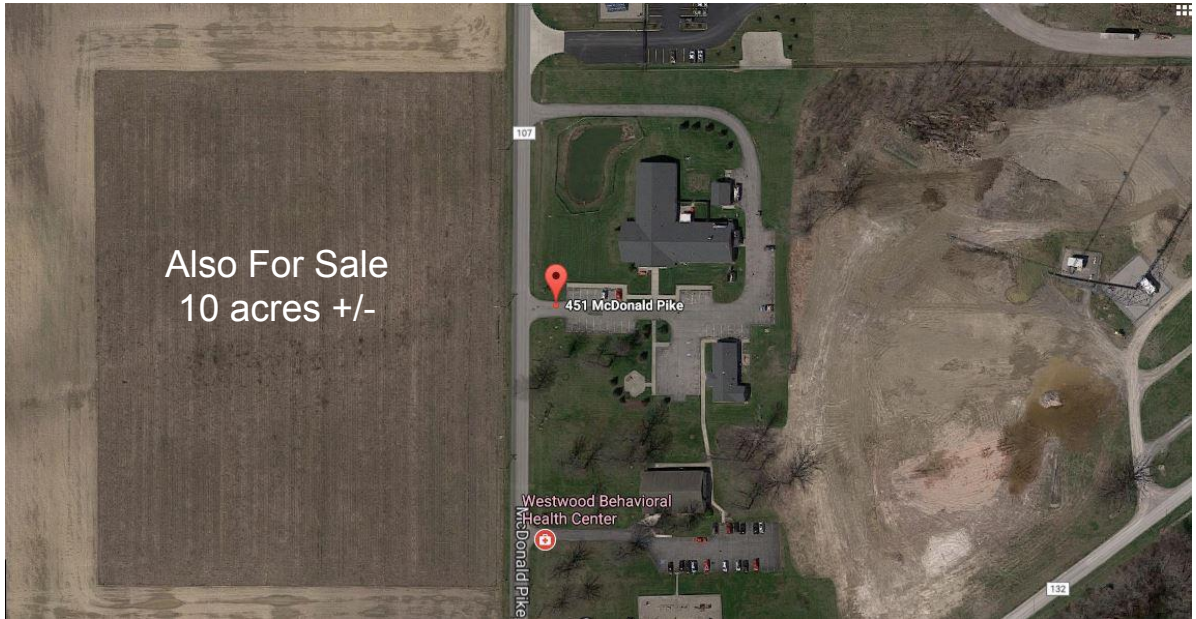


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# Property Overview

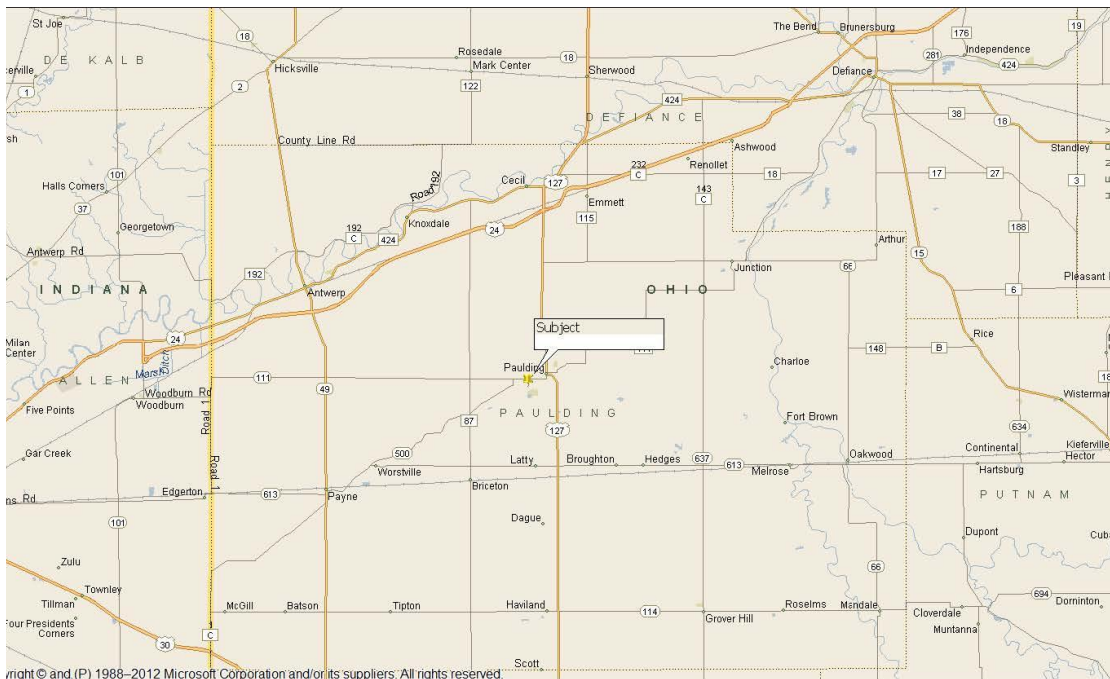


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# Location Maps

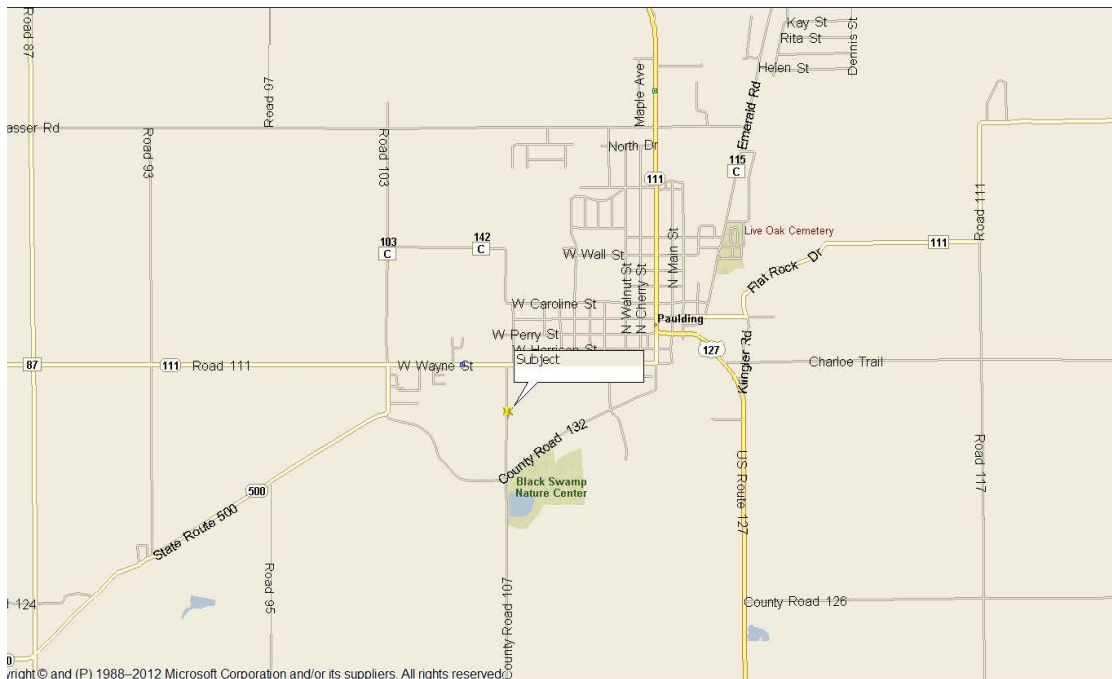
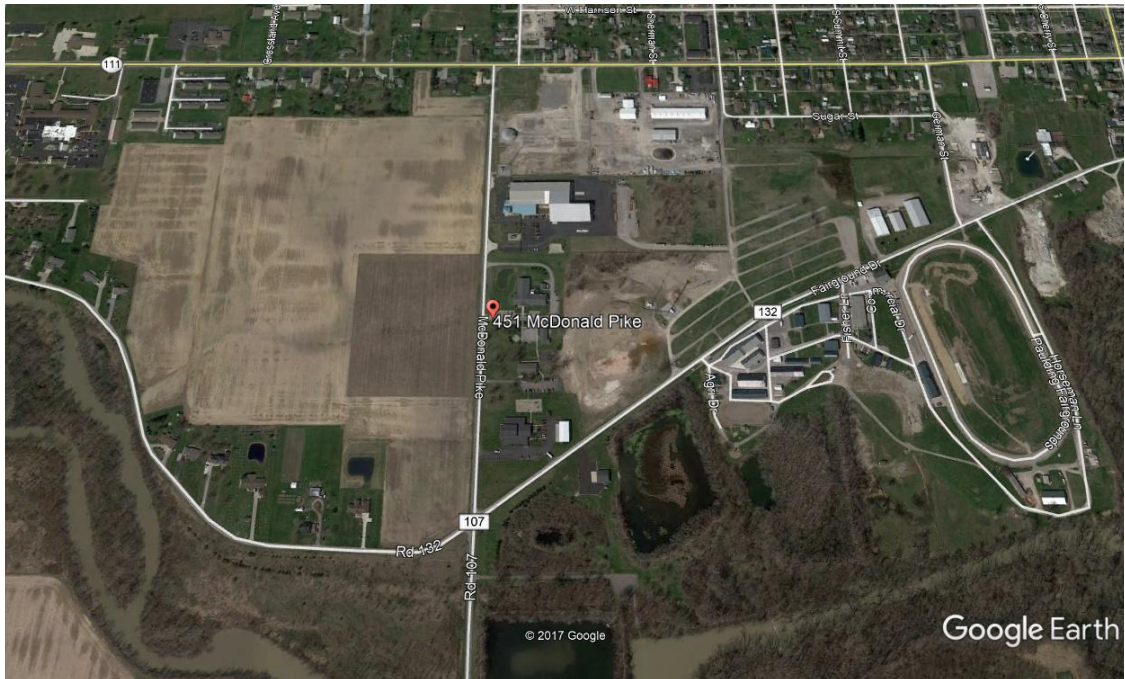


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# Tim Treasure

## Biography



Tim has over twenty years of specialized tenant and landlord representation for Class A and Class B office buildings in Central Ohio (Columbus, Ohio MSA). Tim began his commercial real estate career in July 1994, with a primary focus in office leasing and investment sales. In only his second year, Tim was awarded the prestigious “Rookie of the Year” award which is given annually by the Columbus Board of Realtors Commercial Investments Section for transactions totaling over \$9,000,000. To date, Tim has leased (and/or sold) commercial real estate transactions totaling over \$100,000,000. In 2006, Tim was awarded the SIOR designation and membership into the National Society of Industrial and Office Realtors. This designation is awarded to approximately ten (10) percent of the industry. Tim has negotiated multiple transactions on behalf of Johnson Controls, Inc., McDonald’s Corporation, Pitney Bowes, Inc., Batelle Pulmonary Therapeutics, Inc. Norman Jones Enlow and Co., Advanced Data Processing Inc., Dismas Distribution, Libertas Wealth Management, Columbus First Bank, Baez Azimuth Ltd., Miller 3 & 37 LLC, Vertical Adventures, Creative Palette, Appian Manufacturing, Eye Columbus LLC, Your Pie, and The Shepard Law Firm.

Tim is a certified member of SIOR (Society of Industrial and Office Realtors) which is a worldwide organization specializing in membership for highly successful commercial real estate salespersons, brokers and developers. Formerly, Tim was a nine year member of the City of Grandview Heights, OH board of zoning appeals and former board member of the Recognition Committee and Chairperson of the Education Committee at the Columbus Board of Realtors. In addition Tim served two consecutive terms as vestry member of Trinity Episcopal Church in Columbus, OH. Tim was chairperson for both terms for the stewardship program and was responsible for securing pledges for the church.

Personally, Tim is happily married to wife, Anne for more than thirty years and is proud to be the father of four children. Anne and Tim reside in Grandview Heights, Ohio.

### Specialties

- Sale - Industrial
- Sale - Land
- Sale - Multifamily/Apartment
- Sale - Office
- Lease - Industrial
- Lease - Miscellaneous
- Lease - Office
- Lease - Retail
- Lease - Tenant Representation

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# Mike Bockbrader

## Biography



Mike Bockbrader is a Licensed Real Estate Agent and Senior Advisor with Treasure & Associates. He received his Bachelors of Business Administration Degree in Marketing from The University of Toledo. Mike comes to us with more than 25 years of strong negotiation experience having conducted multi-million dollar contract negotiations both domestically and internationally for companies such as JPMorgan Chase, Nationwide Insurance, Huntington National Bank and Battelle Memorial Institute. Mike is also a real estate investor and has the experience needed to research and locate solid investment properties. He recently worked with SVN, Wilson Commercial Group, LLC in February 2016 and eager to advise and assist you in the Sales and Leasing of all Real Estate asset types.

Personally, Mike is happily married to his wife Elizabeth and is a proud father of two children Caroline and Beck. Mike and his family reside in Grandview Heights, Ohio.

### Specialties

- Sale - Corporate Sales
- Sale - Industrial
- Sale - Land
- Sale - Multifamily/Apartment
- Sale - Office
- Sale - Retail
- Lease - Tenant Representation
- Lease - Landlord Representation

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