



**(513) 753-9660**  
**Len Koogler**  
<http://lkoogler.koogler-eyre.com>



**3088 Angel Drive**  
**Bethel, OH 45106**  
**\$750,000.00**

*Presented By: Len Koogler*  
*Koogler-Eyre Realtors*

*Web Site: <http://lkoogler.koogler-eyre.com>*

*Phone: (513) 753-9660 ext. 11*



**\$750,000.00**  
**Bethel**

**Address:**  
 3088 Angel Drive  
 Bethel, OH 45106  
**Bathrooms:** 0.0  
**MLS ID:** 1577518  
**Status:** Active

Former Mercy Health Facility. Designed for medical use 8049sf brick/frame const.on.96ac. Paved parking lot w/34 spaces. 2 entrance doors off main entry foyer for split use. approx. 1500 sf on lft 6500 on rt. Would easily convert to gen.office, daycare, endless off./ret app. Owner w/consider lease. Good loc.behind fast fd SR125.

**Agent Information**



**Shown By:**  
**Agent Name:** Len Koogler  
**Agent Phone:** (513) 753-9660  
 ext. 11

**Listed By**  
 Koogler/Eyre Realty



**Active**  
 01577518p+vt C03-BE 3088 Angel Dr  
**City/Village** Bethel **Cnty** Clermont  
**Subd** Twp

**State** OH **Subu** Bethel  
**Zip** 45106

**SP\$**  
**LP\$** 750,000



Property Type	
Office	
Current Annual Income & Expenses	
Gross Inc	\$
Vacancy	\$
Annual Tax	\$
Insurance	\$
Gas/Elec	\$
Wat/Sewer	\$
Waste Rem	\$
Maintenance	\$
Other	\$
Net Opinc	\$

# of Buildings	Estimated Square Feet
1	
Office	8049
Retail	
Sales	
Rentable Warehouse	
Total Sq FT	
Lease Bldg	
Price/Square Foot	
Office \$	
Other \$	

SR 125 East to Bethel, Rt on SR 232

Cross Street SR 232

Fax ID 360323.110

Spec Fin Y

Lease Only Available N

Business Only for Sale

Type

Sub

Other

Gross Income

Net Income

Assets Value \$

Auction N

Plans Available Y

Rail Service N

Yearly Rent \$

Licenses

Real Estate

Includes

**This Listing Courtesy of Koogler/Eyre Realty**

Former Mercy Health Facility. Designed for medical use 8049sf brick/frame const.on.96ac. Paved parking lot w/34 spaces. 2 entrance doors off main entry foyer for split use. approx. 1500 sf on lft 6500 on rt. Would easily convert to gen.office, dayca

<b>Levels</b>	One	<b>Lot</b>	irr	<b>Gas</b>	Natural	<b>Bay</b>	
<b>Bsmt</b>	Not Applicable	<b>Acreage</b>	0.9600	<b>Water</b>	Public	<b>Docks</b>	
<b>Const</b>	Brick, Wood	<b>Parking</b>	34	<b>Sewer</b>	Public	<b>Power</b>	220
<b>Found</b>	Slab	<b>Road</b>	Public	<b>Zoning</b>	Commercial	<b>Flr Load</b>	
<b>Flooring</b>	Vinyl, Carpet	<b>Traffic Ct</b>	2700	<b>TxRate</b>		<b>Ceiling</b>	
<b>Roof</b>	Shingle	<b>Frontage</b>	167	<b>Easemnt</b>	Of Record	<b>EQD</b>	
<b>Heating</b>	Gas, Forced Air	<b>Transp</b>		<b>Asmnt</b>	of record	<b>Age</b>	1999
<b>Cooling</b>	Central Air	<b>Restrms</b>	5	<b>Occupy</b>	At Closing	<b>New</b>	N Existing Structure
<b>Fixture Des</b>							
<b>Equipment</b>							
<b>Tanks/Pump</b>							
<b>Truck Drs</b>							
<b>Inventory</b>							

**Features**

<b>Site</b>	Freestanding
<b>Parking</b>	Private, Onsite, Asphalt
<b>Road Frontage</b>	State
<b>Use/Type</b>	Commercial, Daycare, Medical/Dental, Multi Tenant, Office, Professional, Showroom, Special Purpose
<b>Rooms</b>	Office Area, Atrium, Reception Area, Meeting Rooms, Kitchen, Showroom
<b>Inside Features</b>	
<b>Outside</b>	
<b>Tenant Pays</b>	
<b>Owner Pays</b>	
<b>Documents Avail</b>	Survey

**This listing is Active Report Prepared by**

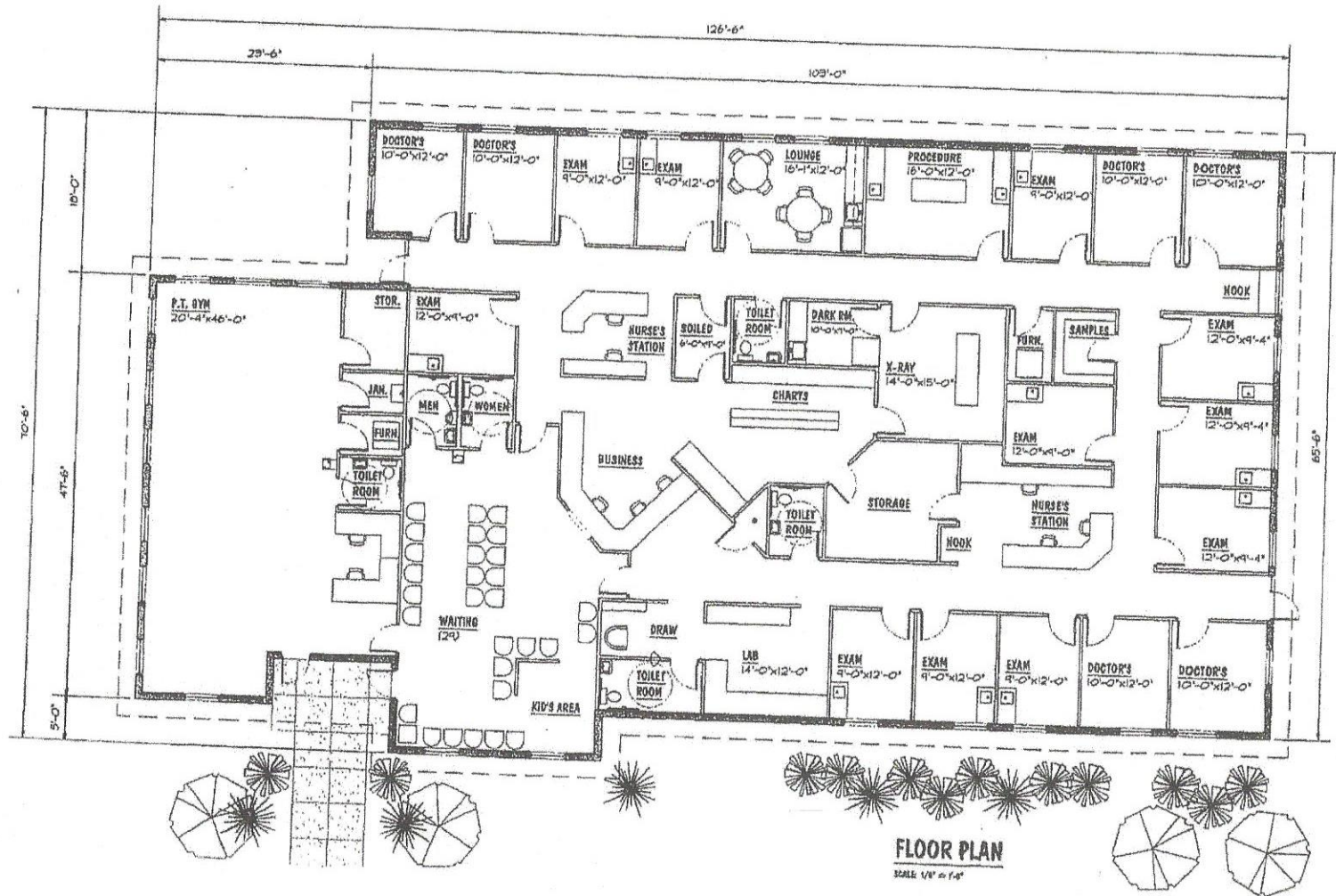


**Len Koogler**  
 Koogler/Eyre Realty  
 4203 Curliss Lane  
 Batavia, OH 45103-3217  
<http://www.lkoogler.koogler-eyre.com>

**Contact Phone** 513-753-9660 x11  
**Office Phone** 513-753-9660x11  
**Fax Phone** 513-753-9661  
**Cell Phone**  
**E-Mail** koogler@koogler-eyre.com

Information has not been verified, is not guaranteed and subject to change.





**FLOOR PLAN**

SCALE 1/8" = 1'-0"

**Gordon  
Construction  
Inc.**

4629 English Creek Drive  
Cincinnati, Ohio 45245  
(513) 752-6743

PROPOSED

**MERCY REGIONAL HEALTH SYSTEM**

BETHEL, OHIO



KBA, INCORPORATED / ARCHITECTS  
4560 PERRISON DRIVE, SUITE 120 CINCINNATI, OHIO 45245 513/952.7600

APR 16 1995

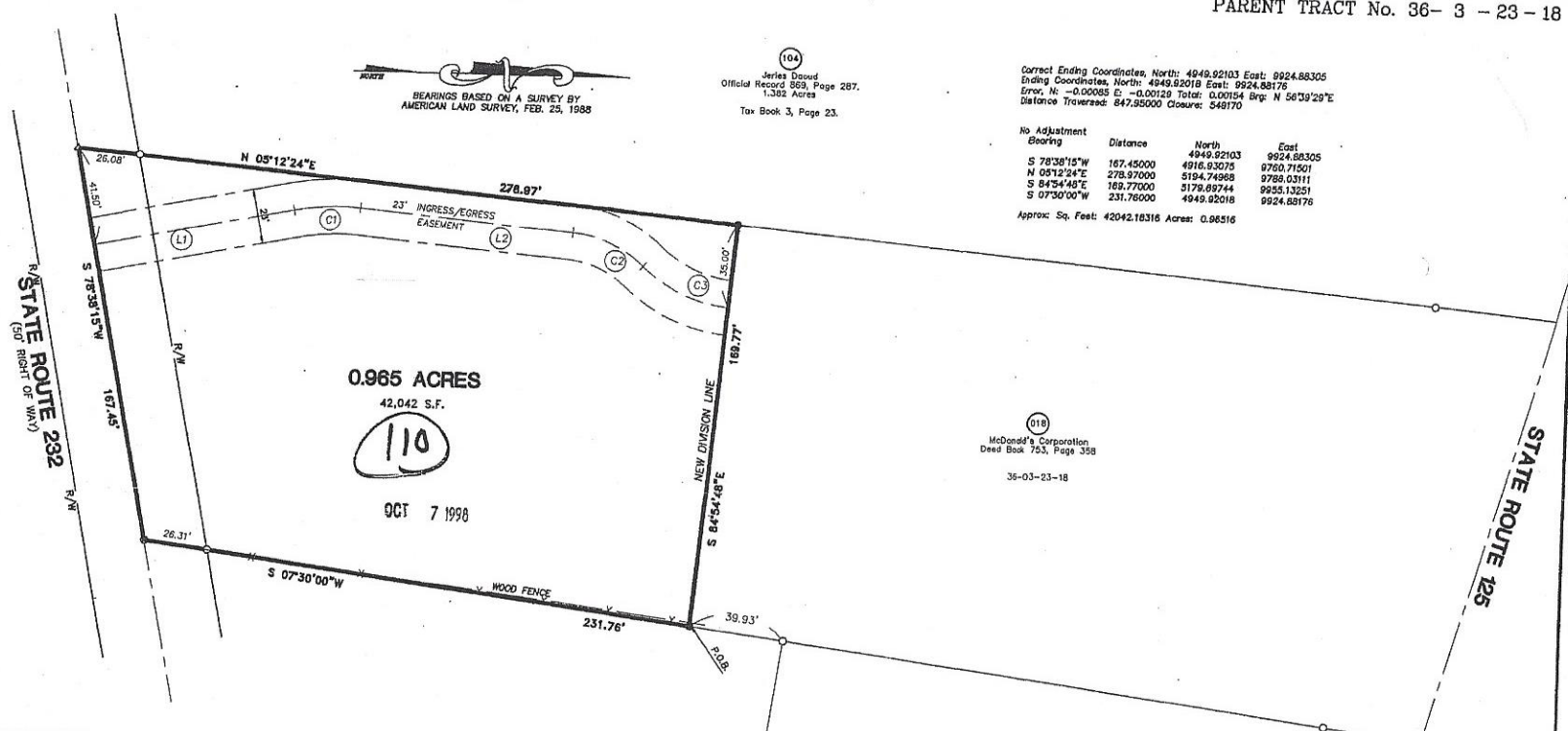
BEARINGS BASED ON A SURVEY BY AMERICAN LAND SURVEY, FEB. 25, 1988

104  
Jeris Dawd  
Official Record 869, Page 287.  
1.362 Acres  
Tax Book 3, Page 23.

Correct Ending Coordinates, North: 4949.92103 East: 9924.88305  
Ending Coordinates, North: 4949.92019 East: 9924.88176  
Error: N: -0.00085 E: -0.00128 Total: 0.00154 Brg: N 56°39'29"E  
Distance Traversed: 847.85000 Closure: 548170

No. Adjustment	Bearing	Distance	North	East
			4949.92103	9924.88305
S	78°36'15"W	167.45000	4916.93075	9760.71501
N	05°12'24"E	278.97000	5194.74968	9788.03111
S	84°54'48"E	189.77000	5179.83744	9855.13251
S	07°30'00"W	231.76000	4949.92019	9924.88176

Approx. Sq. Feet: 42042.18316 Acres: 0.96516



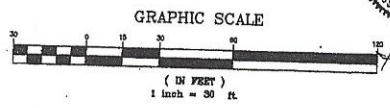
CALLS TABLE FOR INGRESS/ EGRESS EASEMENT

COURSE	BEARING	DISTANCE
L1	N 11°23'49"W	84.73'
C1	Rad: 97.50'	Arc: 28.25'
	Tan: 14.23'	CA: 18°38'13"
	Chd: N 03°05'43"W	28.16'
L2	N 05°12'24"E	89.55'
C2	Rad: 50.00'	Arc: 33.06'
	Tan: 17.18'	CA: 37°53'09"
	Chd: N 24°08'58"E	32.46'
C3	Rad: 61.50'	Arc: 40.79'
	Tan: 21.18'	CA: 38°00'20"
	Chd: N 24°03'22"E	40.05'

Lot 10  
McGohan Subdivision (E-93)  
Martha Duray  
Official Record 825, Page 864.

SURVEY REFERENCE  
Survey by H & M Surveying, Dec. 1, 1995 (TL40-11)  
McGohan's Subdivision, P.B. E, Page 93, July 7, 1954,  
Survey by American Land Surveys, February 25, 1988 (V3-29)

OCCUPATION  
As Noted



PLAT OF SURVEY FOR GORDON

VILLAGE OF BETHEL  
TATE TOWNSHIP  
CLERMONT COUNTY, OHIO

**G. J. BERDING SURVEYING INC.**  
602 LILA AVENUE  
MILFORD, OHIO 45150  
TELEPHONE (513) 831-5505

DRAWN BY: G.J.H. DATE: 07-29-98 SCALE: 1" = 30'

REVISOR ON / BY: 08-18-98/G.J.H. EASEMENT FROM 18' TO 23'

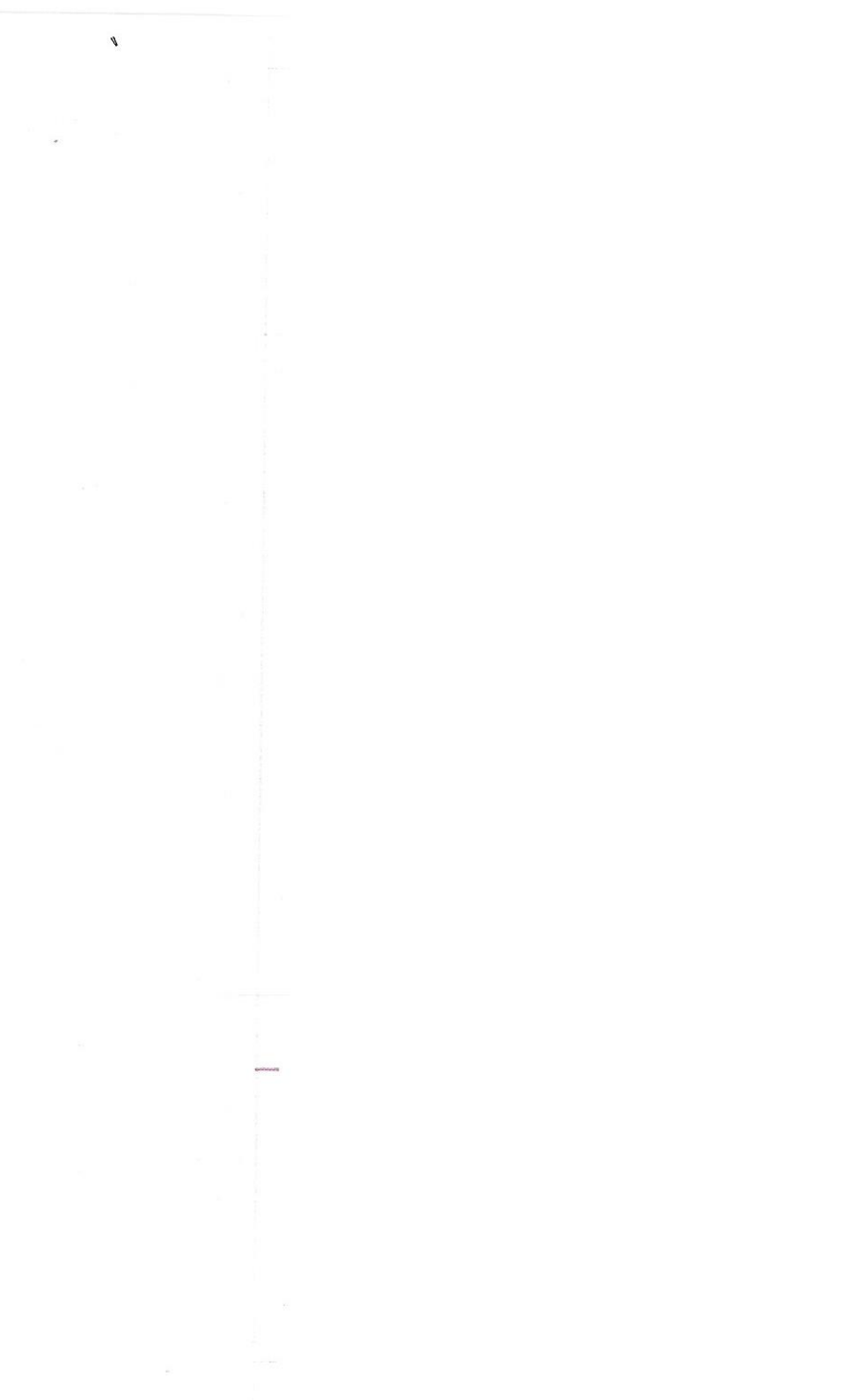
REVISOR ON / BY: / /

REVISOR ON / BY: / /

SHEET No. 1/1  
PROJECT No. 98041  
CHECKED BY: G.J.B.

- ▲ INDICATES SET SPIKE, UNLESS NOTED OTHERWISE
- ▲ INDICATES EXISTING SPIKE, UNLESS NOTED OTHERWISE
- INDICATES 5/8" x 30" IRON PIN SET
- INDICATES EXISTING IRON PIN, UNLESS NOTED OTHERWISE







Google Maps 3088 Angel Drive Bethel OH 45106



Imagery ©2018 Google, Map data ©2018 Google 100 ft





MCDONALD S  
REAL ESTATE CO  
360323A018  
1.345 AC

DAVID TOFIG F  
360323A04  
1.392 AC

360323A0110

3088 ANGEL DR

360323A010

3090 ANGEL DR

360323A009

3100 ANGEL DR

360323A008B

360323A008A

360323A007

360323A002

360323A001A

360323A004

360323A003

360323A006

360323A005  
360323A009C  
360323A009E

600 W  
PLANE ST

613 W  
PLANE ST

611 W  
PLANE ST

609 W  
PLANE ST

ANGEL DR

ANGEL DR

50th St

101 FOS

SCHOOL BETHEL  
BD OF ED  
360320.101  
6.27 AC

SCHOOL STATE  
BETHEL  
360319.102  
21.25 AC

