

Suite 1D • 3200 Sycamore Ct
Columbus, Indiana 47203

National Road Professional Plaza • National Road (US-46) Corridor

FOR SALE

1,407 Sq Ft • Owner Financing Available



Suite 1D — Clinical Medical Office Condo

3200 Sycamore Ct, Columbus, IN 47203 • Bartholomew County • Built 1976, Updated 2019

Medical office condo • Zoned CO (Professional Office) • HOA prepaid through Dec 2026

\$295,000

Asking price • flexible

✓ Owner Financing Available — No Bank Needed

1,407 Sq Ft

Confirmed Medical
Office Condo

Owner Financing

No bank needed
6% fixed • 25-yr am

Healthcare Corridor

Professional medical
plaza location

Move-In Ready

Existing clinical buildout
no construction needed



Owner / Seller Financing Available — Skip the Bank

~\$1,700–\$1,800/mo at 10% down • 6% fixed • 25-yr amortization • 5-yr balloon • Wrap/seller finance structure

ABOUT THIS PROPERTY

Suite 1D at National Road Professional Plaza is a 1,407 sq ft turn-key medical office condo available for purchase in Columbus, Indiana's most visible professional healthcare corridor. Own your clinical space instead of leasing — stop paying rent and start building equity. The existing clinical buildout includes exam rooms, reception, and private offices, ready for immediate occupancy with no build-out cost. Columbus is anchored by Columbus Regional Health (2,200+ employees) and Cummins Inc., creating steady demand for independent medical and wellness practices. Seller financing available — ideal for a healthcare operator who wants to own without the friction of traditional bank financing.

SUITE FEATURES

- Existing clinical buildout
- Exam / treatment rooms
- Reception & waiting area
- Private offices
- Restroom on-suite
- Dedicated patient parking (76 spaces, shared campus)
- High-visibility US-46 location
- Professional healthcare corridor

IDEAL BUYER TYPES

Physical Therapy

Mental Health

Direct Primary Care

Occupational Health

Chiropractic

Acupuncture

Counseling / Therapy

Family Medicine

Aesthetics / Medspa

Wellness Practice

Price: \$295,000 (asking, flexible)

Financing: Owner / seller financing available

Rate: 6% fixed

- Move-in ready — no construction needed
- HOA prepaid through Dec 2026

Amortization:	25 years
Balloon:	5 years (opt. 1-yr extension)
Down:	10–15%
Monthly:	~\$1,700–\$1,800/mo at 10% down
Structure:	Wrap / seller finance

SCHEDULE A TOUR OR REQUEST FULL DETAILS

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All information is deemed reliable but not guaranteed. Square footage, pricing, and financing terms are subject to change. Buyer to verify all details. Commission is negotiable — contact listing agent prior to showing.