

FOR SALE FOR LEASE

TURNKEY MEDICAL OFFICE BUILDING

**656 Chestnut Street
Coshocton, Ohio 43812**

Turnkey medical office building located in the heart of Coshocton's business district. This well-established property has historically operated as a long-standing OBGYN practice and is ideally suited for continued medical use or professional office conversion.



Seller Financing / Lease to Own Options Available

Sale Price: \$550,000 (Real Estate Only)

Existing OBGYN Medical Practice for Sale Separately: \$100,000.

Lease Rate: \$3,000/month NNN (\$14.05 PSF)

KW GREATER COLUMBUS
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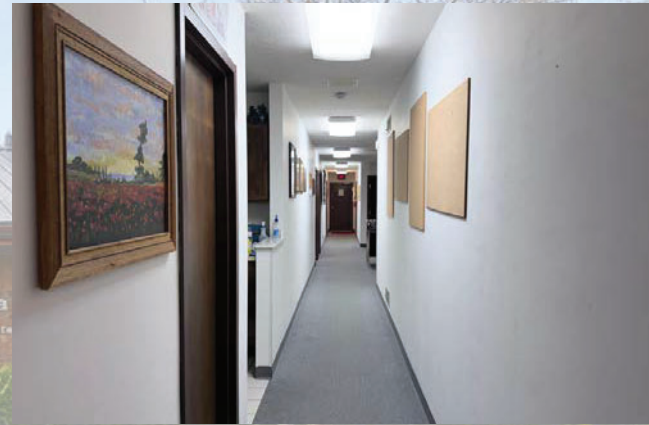
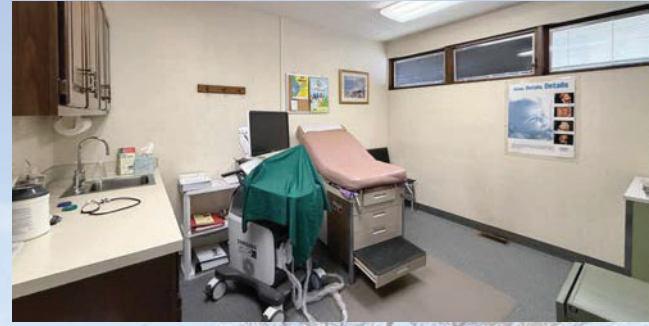
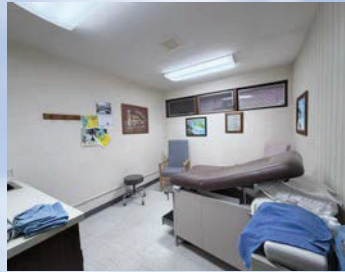
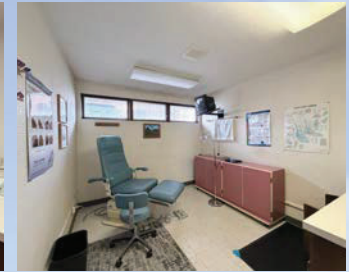
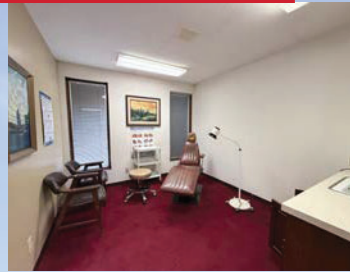
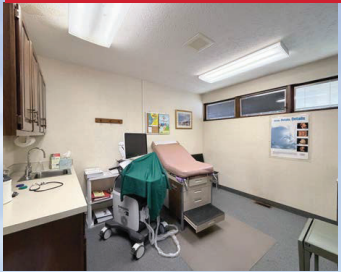
656 Chestnut Street presents a rare and highly flexible opportunity to acquire or lease a premier, turnkey medical office building in the strategic heart of Coshocton's B-2 Downtown Business district. Spanning 2,562 square feet on a generous 0.42-acre lot, this meticulously maintained property boasts a rich history of serving the community as a successful OBGYN clinic. Featuring purpose-built healthcare infrastructure, the facility eliminates costly build-out times and is primed for immediate occupancy by medical professionals, specialty clinics, wellness centers, or can be easily adapted for standard professional office use.

This offering provides unmatched financial flexibility tailored to the distinct needs of investors, expanding healthcare networks, or independent practitioners. Buyers can secure the real estate outright for \$550,000, with a highly unique secondary option to acquire the established OBGYN medical practice separately for \$100,000—delivering a seamless plug-and-play operation with an active patient base. Alternatively, the property is available for a long-term NNN lease at an attractive \$3,000 per month (\$14.05 psf). Whether you are an investor seeking a reliable commercial asset or a practitioner ready to launch, this property delivers exceptional value and immediate operational readiness.

The Offering	<i>Seller Financing / Lease to Own Options Available</i>
Property Address:	656 Chestnut Street, Coshocton, OH 43812
Offering Type:	For Sale or Lease
Sale Price:	\$550,000 (Real Estate Only)
Medical Practice:	\$100,000 (Optional)
Lease Rate:	\$3,000/month NNN (\$14.05 PSF)
Building Size:	2,562 SF
Lot Size:	0.42 Acres
Zoning:	B-2 (Downtown Business)

Property Photos

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PROPERTY FEATURES

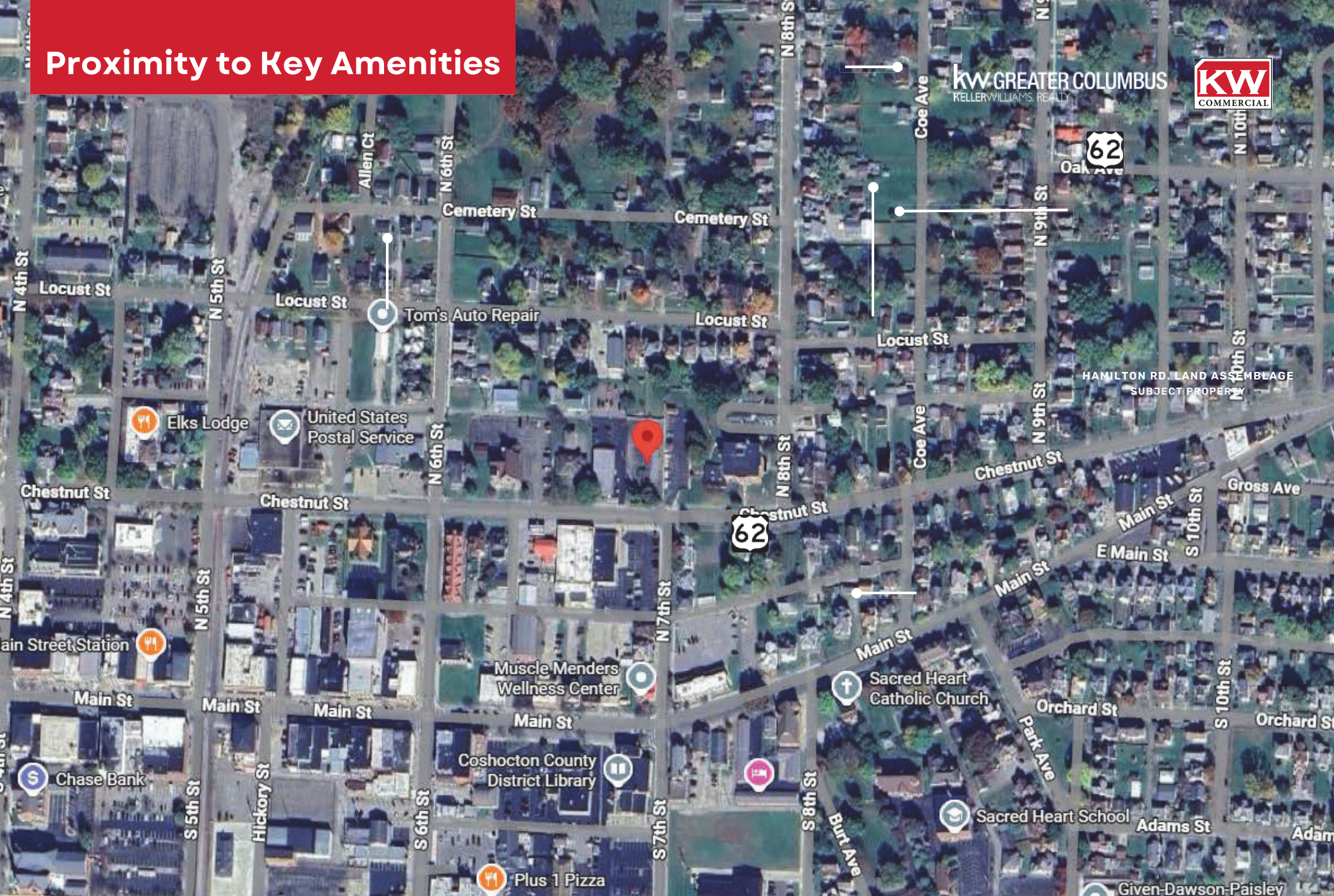
- 22 parking spaces
- 5 fully equipped exam rooms, each with individual plumbing
- 2 executive offices with natural light
- Additional large flex room (conference room, storage, or private office)
- Spacious reception and lobby area
- Large shared work area for staff
- Breakroom
- Laundry / utility and mechanical room
- 2 restrooms (public + private staff)
- Newer metal roof (within the last 10 years)

IDEAL USES

- Medical / healthcare providers
- Specialty practice (OB/GYN, dental, outpatient services)
- Professional office users
- Wellness or therapy center

Proximity to Key Amenities

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About Coshocton, Ohio 43812

Strategically located in the heart of Coshocton, Ohio, 656 Chestnut Street benefits from a vibrant downtown district that is currently experiencing a wave of targeted economic revitalization supported by JobsOhio and local Port Authority initiatives.

The city serves as a crucial regional healthcare and commercial hub, offering excellent connectivity to Columbus, Cleveland, and Pittsburgh while providing residents and employees with an affordable, high-quality of life characterized by historic charm and a low cost of living.

This localized momentum is anchored by a stable community within a 5-mile radius, featuring a 2025 estimated population of approximately 14,850 that is projected to hold steady at 14,920 by 2030. Supported by an Average Household Income of \$62,400 and a Median Household Income of \$49,700, the immediate trade area provides a reliable, economically grounded patient base for incoming medical providers or professional office users.

Demographic Highlights (5-Mile Radius)

Demographic Metric	City of Coshocton	Expanded Trade Area
Population Estimate (2025)	11,149	37,188
Population Projection (2030)	11,238*	36,500*
Median Household Income	\$48,731	\$55,577
Average Household Income	\$62,400	\$71,800



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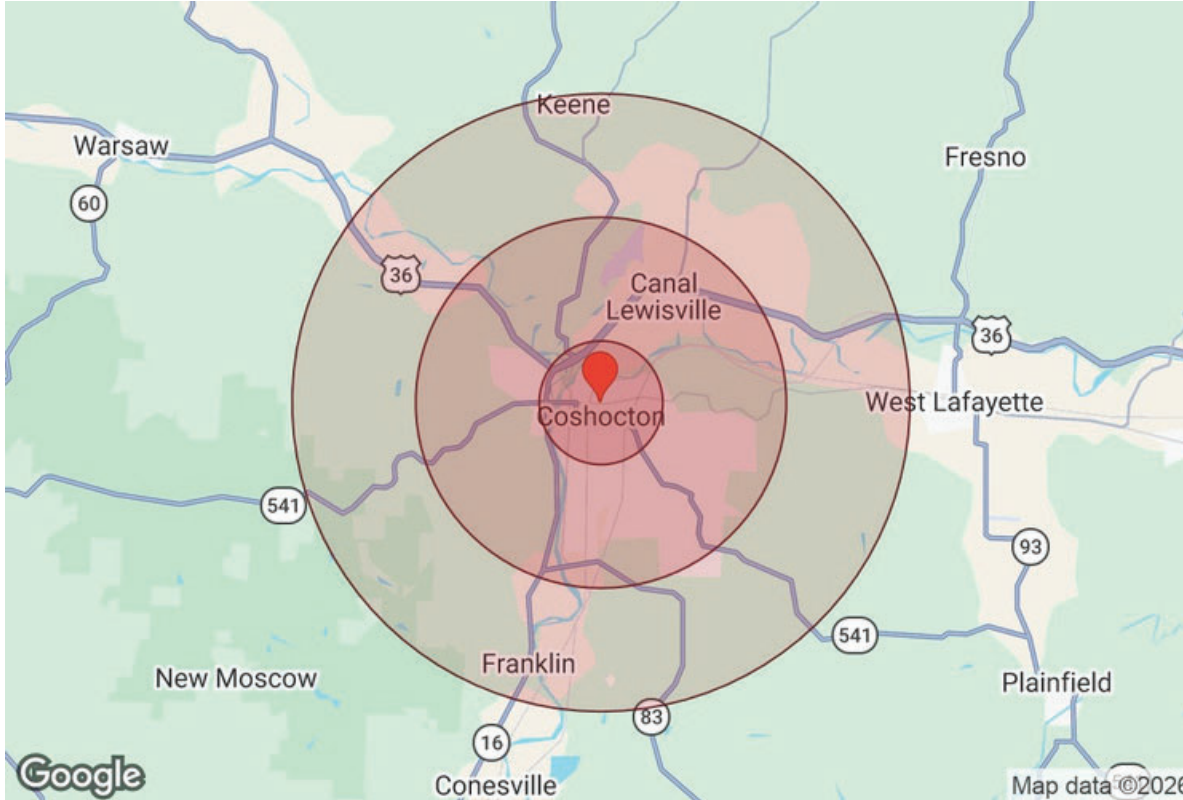


TURNKEY MEDICAL OFFICE BUILDING

Demographic Summary Report

DEMOGRAPHICS

656 CHESTNUT STREET



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,523	6,964	8,226
Female	3,718	7,273	8,479
Total Population	7,241	14,237	16,705

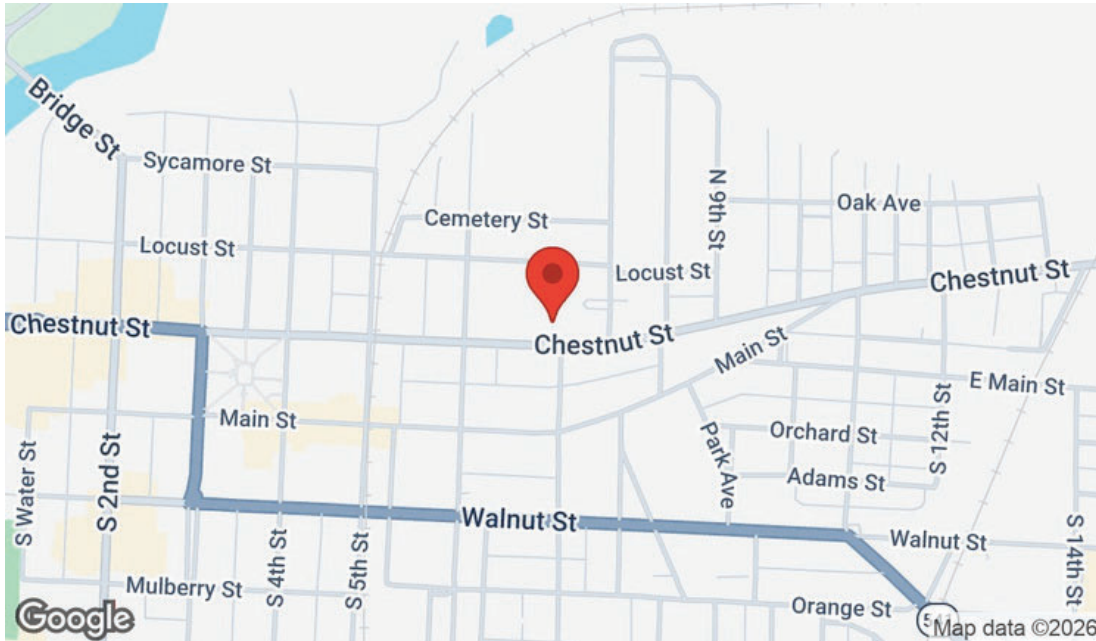
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,675	13,262	15,621
Black	186	292	316
Am In/AK Nat	8	13	15
Hawaiian	1	1	3
Hispanic	135	242	271
Asian	51	100	114
Multiracial	178	316	357
Other	6	9	10

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,492	6,759	7,821
Occupied	3,253	6,335	7,332
Owner Occupied	1,494	3,672	4,475
Renter Occupied	1,759	2,663	2,857
Vacant	239	424	490

Age	1 Mile	3 Miles
Ages 0 - 14	1,477	2,821
Ages 15 - 24	887	1,624
Ages 25 - 54	2,678	4,842
Ages 55 - 64	799	1,745
Ages 65+	1,402	3,204

Income	1 Mile	3 Miles
Median	\$39,240	\$50,444
Under \$15k	725	1,130
\$15k - \$25k	351	583
\$25k - \$35k	425	644
\$35k - \$50k	476	786
\$50k - \$75k	434	947
\$75k - \$100k	415	1,011
\$100k - \$150k	214	652
\$150k - \$200k	162	430
Over \$200k	53	151





Traffic Volume & Visibility

Located in the core of Coshocton's Downtown Business District, Chestnut Street serves as one of the city's primary east-west commercial corridors.

- **Chestnut Street Visibility:** The localized Average Daily Traffic (ADT) for the immediate downtown/Chestnut Street corridor sees a steady flow of 2,000 to 4,000+ vehicles daily, ensuring prominent local visibility and brand exposure for a medical or professional office.
- **Regional Traffic Feeds:** The nearby US-36 and SR-16 bypasses handle the bulk of the region's heavy traffic, carrying robust daily volumes that securely anchor Coshocton as a multi-county commercial and healthcare destination.

Exceptional Highway Connectivity

656 Chestnut Street offers unparalleled regional accessibility, situated just minutes from the city's primary transportation arteries. The property provides virtually immediate access to the major highway interchange where Uss Route 36 (US-36), State Route 16 (SR-16), and State Route 83 (SR-83) converge.

- **US-36 & SR-16 Access:** Less than 1 mile (approx. 3-minute drive) from the property.
- **Interstate Connectivity:** These state and federal routes provide direct, uncongested feeds to major interstates, connecting the clinic to I-70 (via Zanesville to the south) and I-77 (via Cambridge to the east) in roughly 30-40 minutes.
- **Patient Convenience:** This streamlined highway access is a critical asset for a specialized medical practice, allowing patients from neighboring counties (Muskingum, Guernsey, Tuscarawas, and Holmes) to navigate to the clinic easily without dealing with dense, inner-city traffic.

