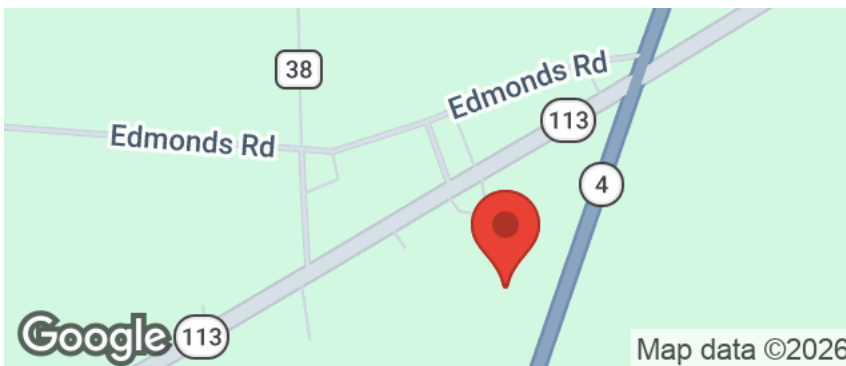




**5433 STATE ROUTE 113,**  
Bellevue, OH 44811



**CONTACT:**

**FRANK VAN DRESSER**  
Licensed Professional Realtor  
FVDteam@gmail.com



## Medical Office Investment Opportunity - 12.5%+ CAP Rate

Strong medical office investment opportunity featuring an updated office building situated on an attractive nearly 10-acre site with excellent visibility and access from RT 4 and RT 113. The property offers a 12.5%+ CAP rate with a 5-year lease that commenced June 1, 2025 and runs through May 31, 2030. Landlord is responsible for real estate taxes, insurance, and maintenance.

Currently operating as a medical office, the functional layout includes two waiting rooms, reception area with administrative office, nurses' station, nine exam rooms, physician office, three procedure rooms, lead-lined X-ray room, research room, kitchen/break room, four restrooms, and an IT/utility closet.

The site provides 40+ parking spaces for staff and patients and features dual access points from RT 4 and RT 113, offering convenient ingress and egress.

The building underwent a full office renovation in 2018, with new furnaces installed in 2024, providing investors a well-maintained asset with recent capital improvements.



### Property Summary

Frontage	1,225' approx. (975'-RT 4; 250'-RT 113)
Year Built	1968
Lot Size	9,997
Heat	Gas /Forced Air
Air Conditioning	Central
Water	Well
Parking	40 Spaces
Sewer	Septic Tank
Approx Sq.Ft.	4,510
Property Taxes	5,350

### Location Highlights

Located in Bellevue, a north-central Ohio community with a population of about 8,200.

High visibility and convenient access from State Route 113 and State Route 4, providing strong regional connectivity.

Close to U.S. Route 20 and the Ohio Turnpike (I-80/90) for easy travel to nearby cities including Sandusky, Norwalk, and Fremont.

Located in Huron County within a regional healthcare and small-business market serving surrounding rural communities.

### Location Overview

US 20 W to Beckstein Road, turn right onto OH-4 N



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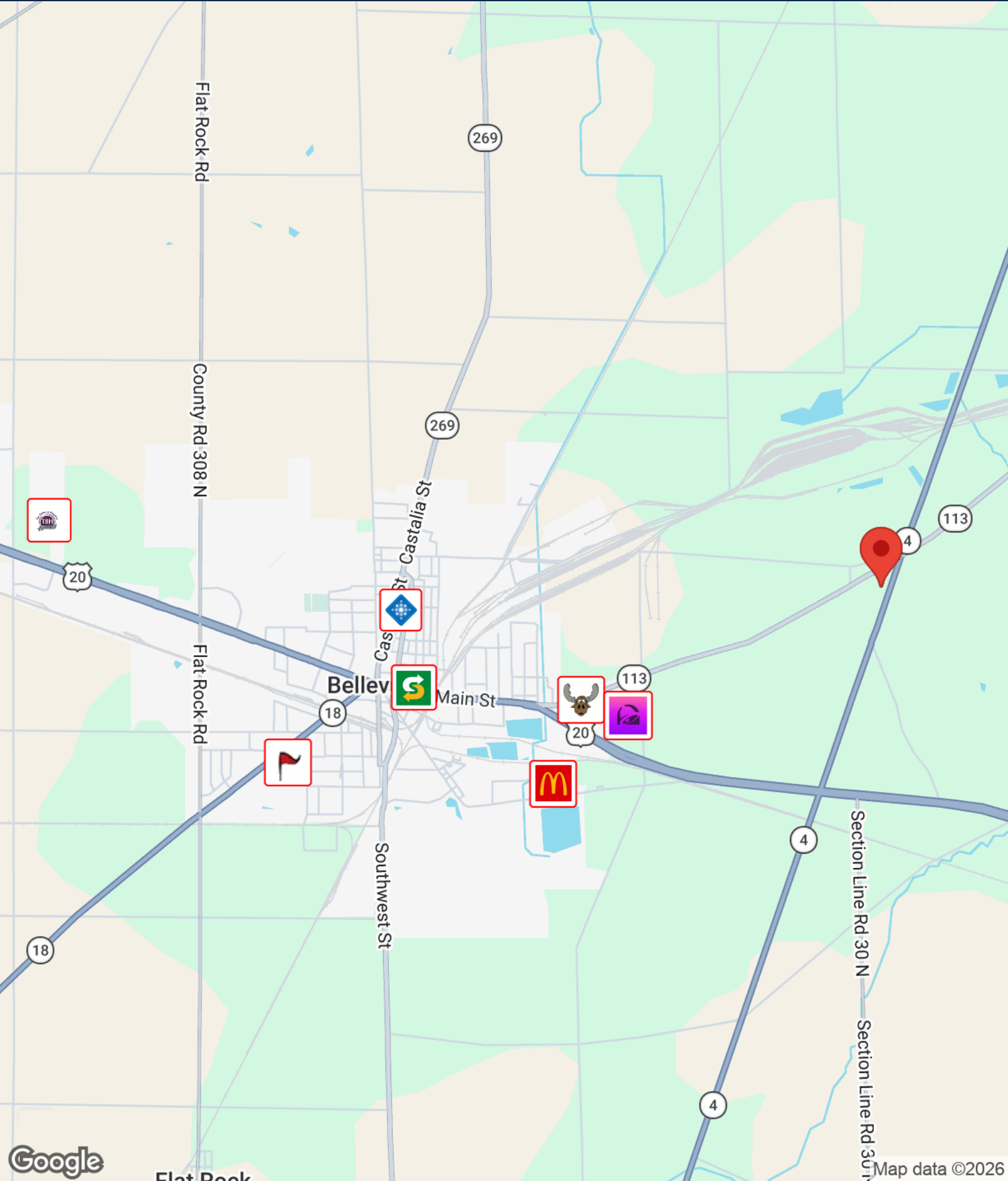


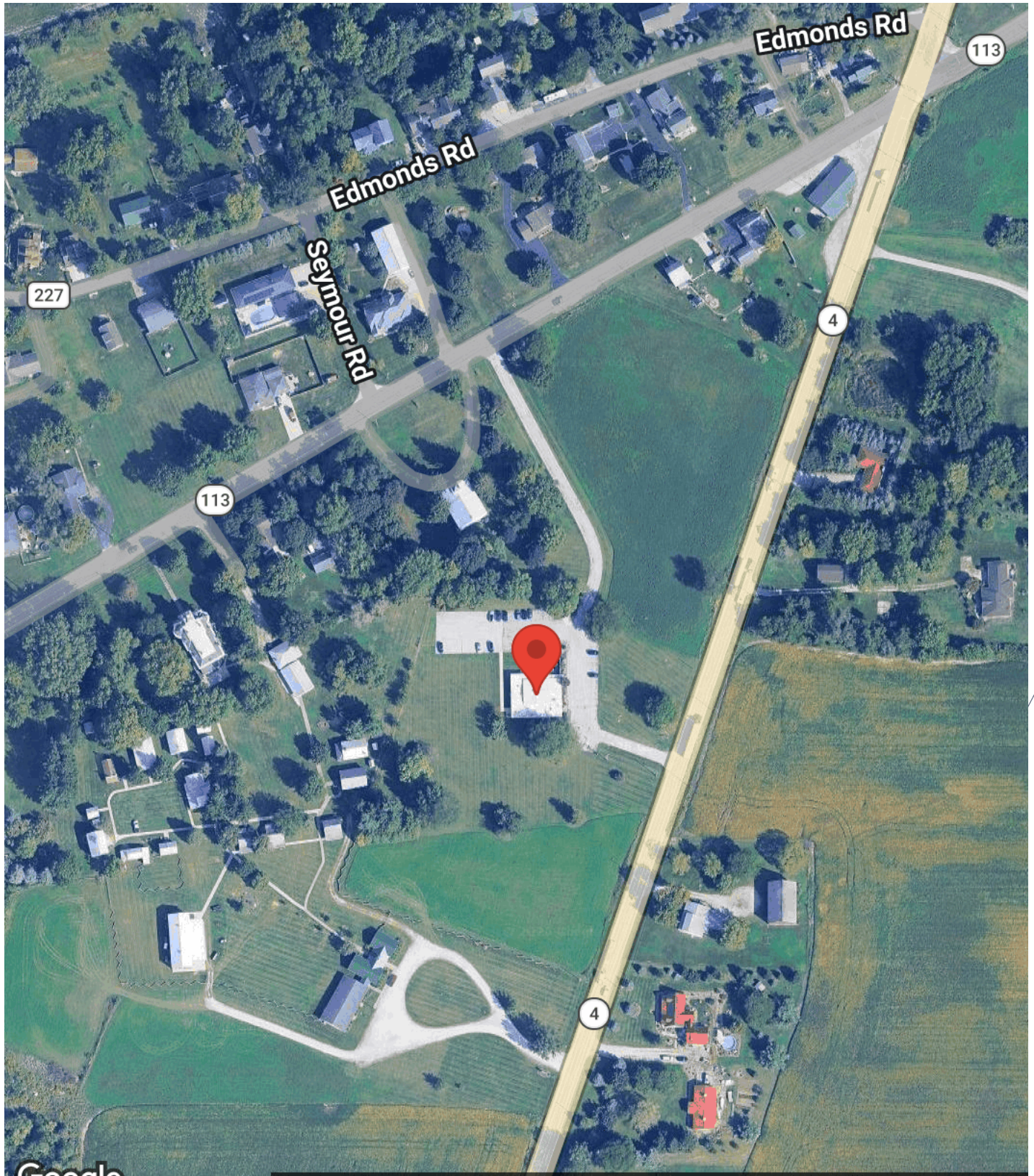


# BUSINESS MAP

5433 STATE ROUTE 113, BELLEVUE

5433 Ohio 113  
Bellevue, OH 44811



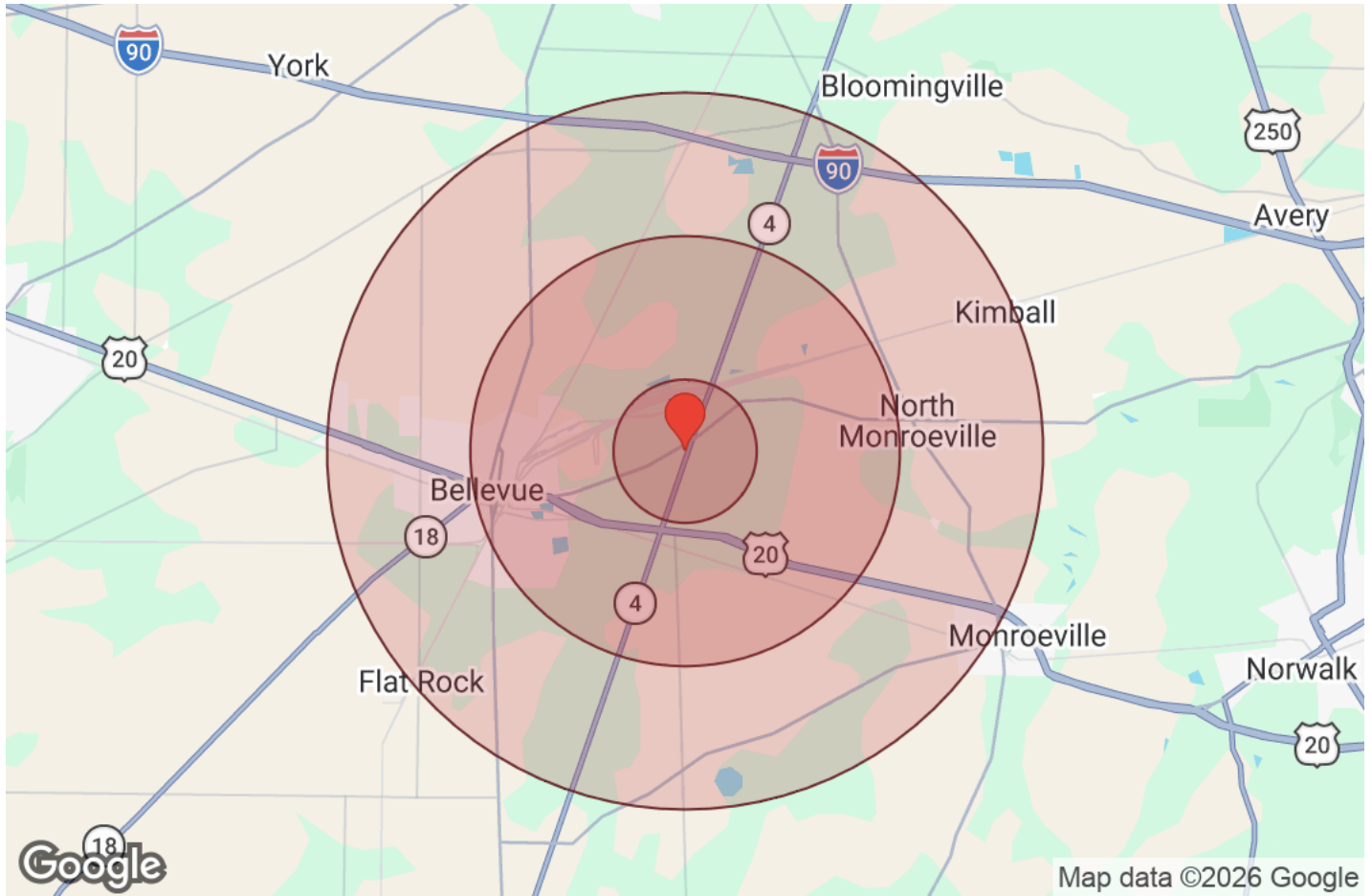


Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO



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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Age</b>			
Male	125	2,736	5,863	Ages 0 - 14	46	1,037	2,098
Female	125	2,733	5,736	Ages 15 - 24	33	722	1,419
Total Population	250	5,469	11,599	Ages 25 - 54	92	2,129	4,314
				Ages 55 - 64	32	643	1,438
<b>Race / Ethnicity</b>				Ages 65+	46	939	2,329
White	230	4,913	10,376	<b>Income</b>			
Black	3	57	103	Median	\$75,940	\$68,521	\$66,181
Am In/AK Nat	N/A	4	12	Under \$15k	11	186	412
Hawaiian	N/A	2	3	\$15k - \$25k	3	175	446
Hispanic	11	348	769	\$25k - \$35k	6	236	389
Asian	1	17	52	\$35k - \$50k	11	223	620
Multiracial	5	127	280	\$50k - \$75k	21	453	822
Other	N/A	1	3	\$75k - \$100k	25	384	721
				\$100k - \$150k	21	402	824
<b>Housing</b>				\$150k - \$200k	5	126	291
Total Units	117	2,499	5,192	Over \$200k	2	112	273
Occupied	106	2,294	4,798				
Owner Occupied	66	1,494	3,313				
Renter Occupied	40	800	1,485				
Vacant	11	205	395				



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**RE/MAX QUALITY REALTY**

226 Republic Street  
Norwalk, OH 44857



Each Office Independently Owned and Operated

**PRESENTED BY:**

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