

229 COMMERCIAL STREET  
WAUSEON, OHIO 43567

INDUSTRIAL BUILDING FOR SALE  
11,200 Square Feet Available



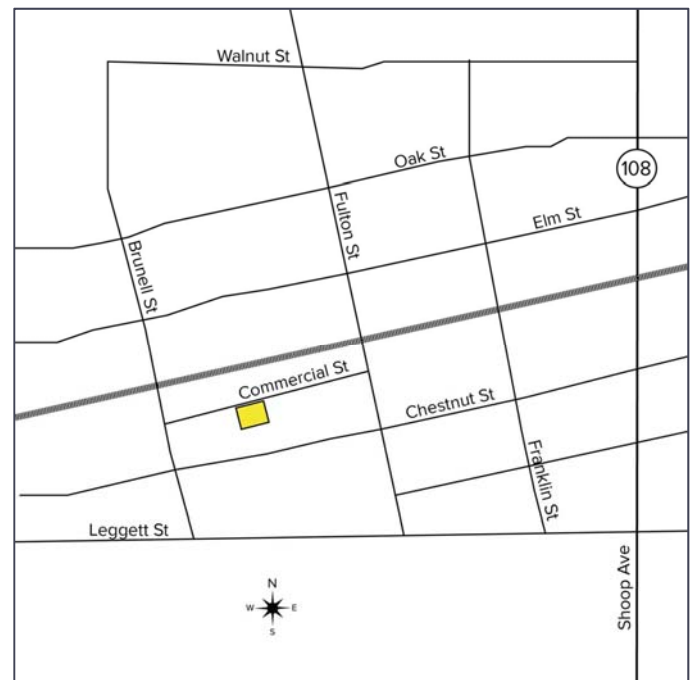
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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Sale Price:	\$330,000
Building Size:	11,200 square feet
Number of Stories:	Two
Year Constructed:	1969, 1976 and 1983
Condition:	Good
Acreage:	0.621 acres
Closest Cross Street:	Brunell Street
County:	Fulton
Zoning:	B-3
Parking:	Concrete unstriped storage yard
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 249 6301 or (419) 466 6225  
rpmack@signatureassociates.com

**STEVE SERCHUK, CCIM**  
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**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

**BUILDING SPECIFICATIONS**

Office Space:	2,100 square feet
Shop Space:	9,100 square feet
Exterior Walls:	Block and brick
Structural System:	Steel support
Roof:	Flat
Floors:	Concrete
Ceiling Height:	Up to 18'
Basement:	No
Heating:	Co-Ray-Vac
Air Conditioning:	Central
Power:	120/240v
Security System:	No
Restrooms:	Two
Overhead Door:	Seven
Truck Well/Dock:	No
Sprinklers:	No
Rail:	No
Cranes:	No
Floor Drains:	No
Signage:	Possible fascia sign

**BUILDING INFORMATION**

Current Occupant:	Vacant
Occupancy Date:	Immediately
Sign on Property:	Yes
Key Available:	Yes

**UTILITIES**

Electric:	First Energy
Gas:	Ohio Gas Company
Water:	Village of Wauseon
Sanitary Sewer:	Village of Wauseon
Storm Sewer:	Village of Wauseon

**2018 REAL ESTATE TAXES**

Parcels:	06-012424, 432, 416
Total Taxes:	\$5,428.97

**Comments:**

- Office building with attached garage.
- Two restrooms.
- Showroom.
- Upstairs office with unfinished concrete floor.
- Seven 13' to 14' overhead doors in shop.
- Glass block translucent panels in the third bay.
- Access door from the truck garage to the second door above the office.
- Kitchenette/lunchroom next to the restrooms.
- Concrete parking lot.

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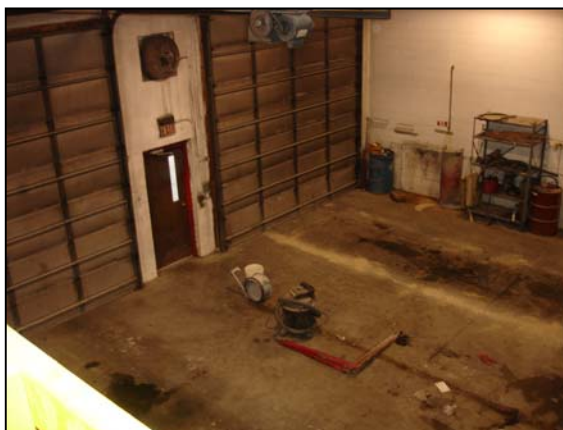
Upstairs potential office



Storage upstairs with double doors to shop



Upstairs



2-bay section



Back room



Showroom

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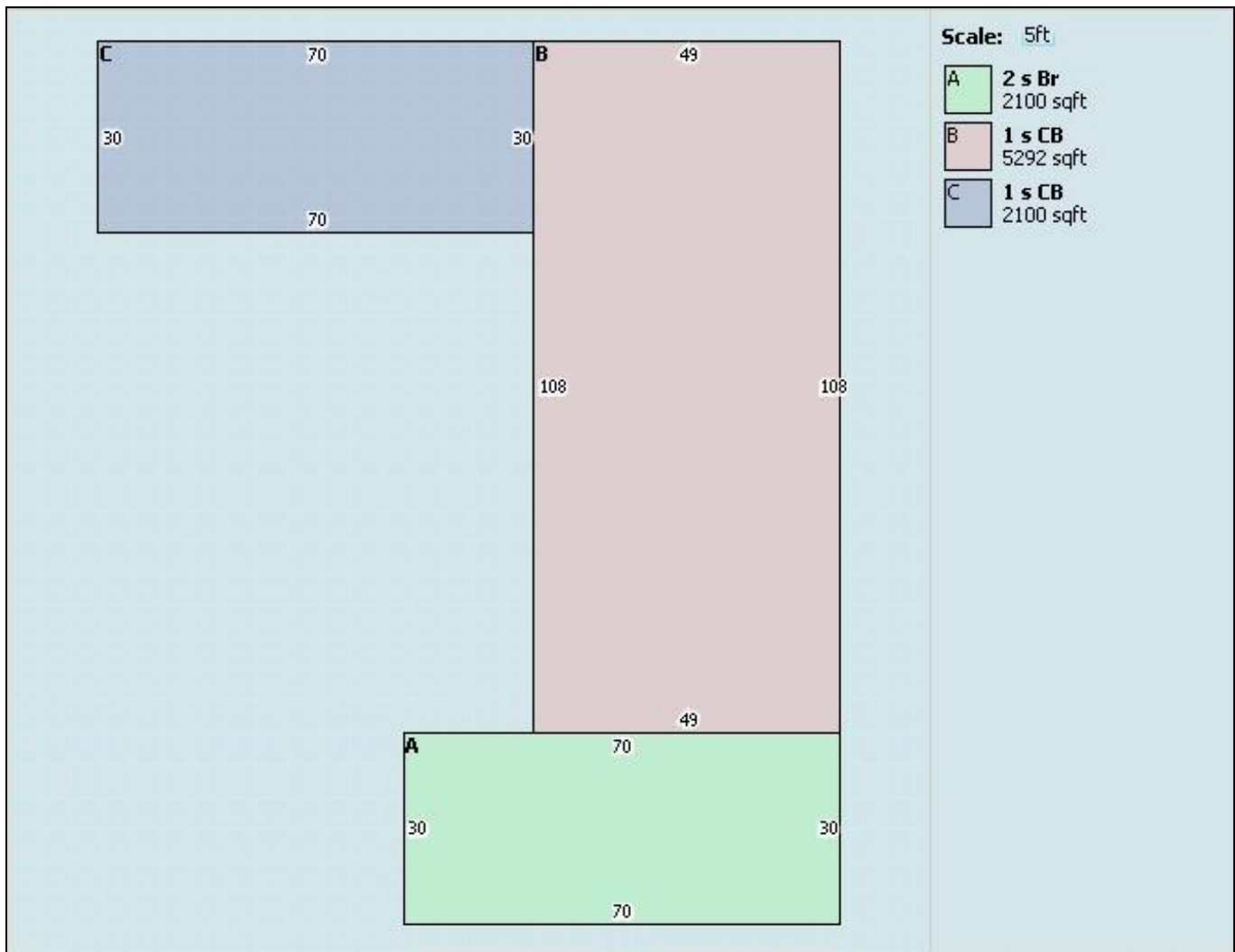
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Eastern & southern property line –  
concrete barrier wall



Western property line



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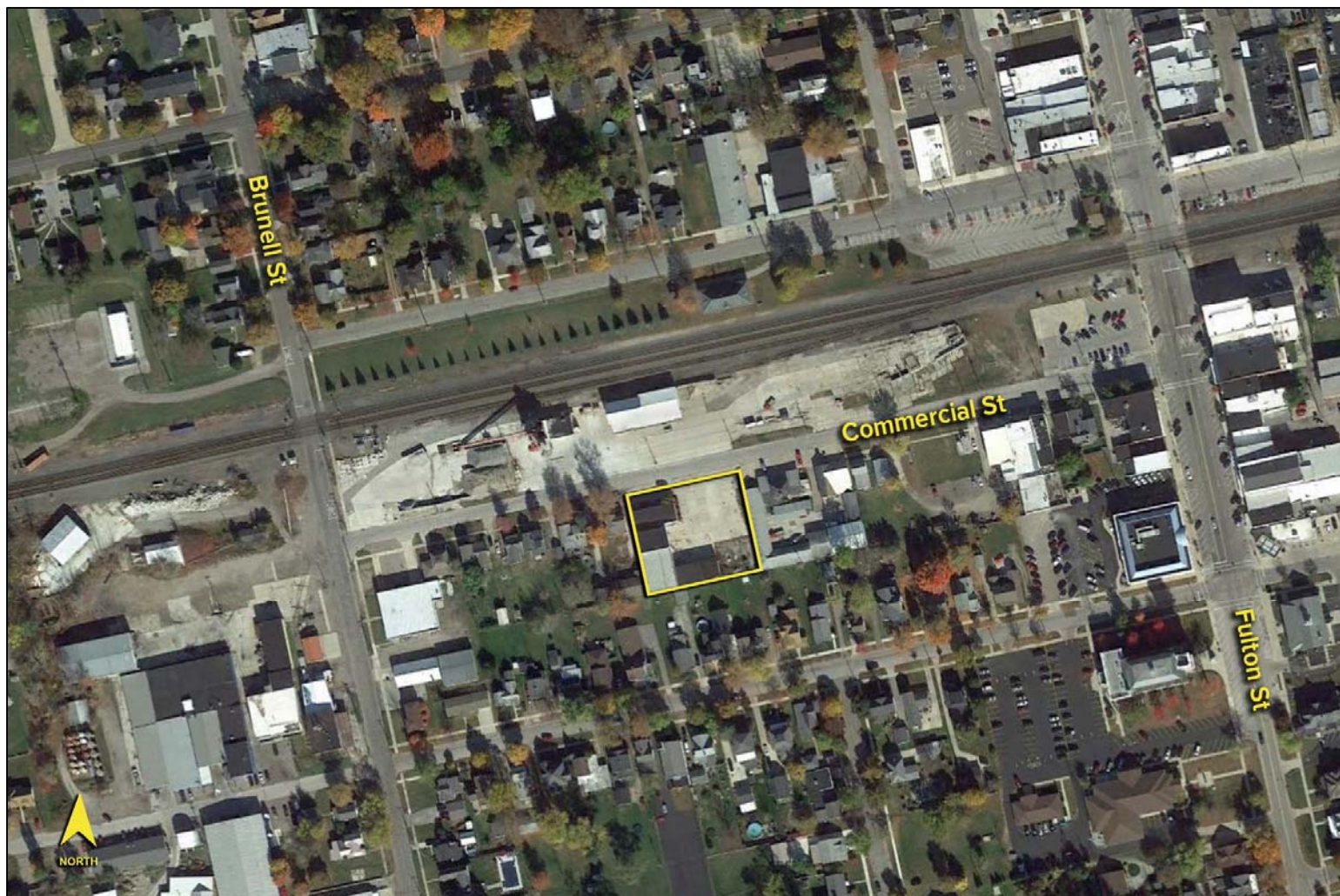
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