



OFFICE BUILDING FOR SALE

1033 DEVLAC GROVE ST., BOWLING GREEN, OH 43402

"Innovative Solutions at Work"



OFFERING SUMMARY

Sale Price:	\$1,500,000
Price / SF:	\$70.05
Building Size:	21,414 SF
Lot Size:	2.84 Acres
Zoning:	C-M
County:	Wood
Parking Spaces:	130

PROPERTY HIGHLIGHTS

- Excellent location, across from Walmart
- Additional .85 acres, contiguous for expansion
- Building divided into residential/treatment wing and a general office wing
- Recent improvements include two HVAC units and roof replacement
- Owner will consider short term lease back

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,963	15,054	21,556
Total Population	5,677	42,644	60,661
Average HH Income	\$42,181	\$51,518	\$59,611

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

TIM SCHLACHTER

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BUILDING SPECIFICATIONS

Building Size	21,414 SF
Price / SF	\$70.05
Year Built	1973, 1966
Number Of Floors	2
Elevator	1
Framing	Wood frame/Brick veneer
Roof	Rubber
Floor Coverings	Tile, VCT and carpet
Heat Type	4 exterior units, natural gas, forced air
Electrical Service	400 amp

PROPERTY DETAILS

Property Type	Office
Zoning	C-M
Lot Size	2.84 Acres
APN#	B08-510-2504010200 B08-510-250401020000 B08-510-250401019000

UTILITIES

Natural Gas	Suburban
Electric	Bowling Green Municipal
Water	Bowling Green Municipal
Sewer	Bowling Green Municipal



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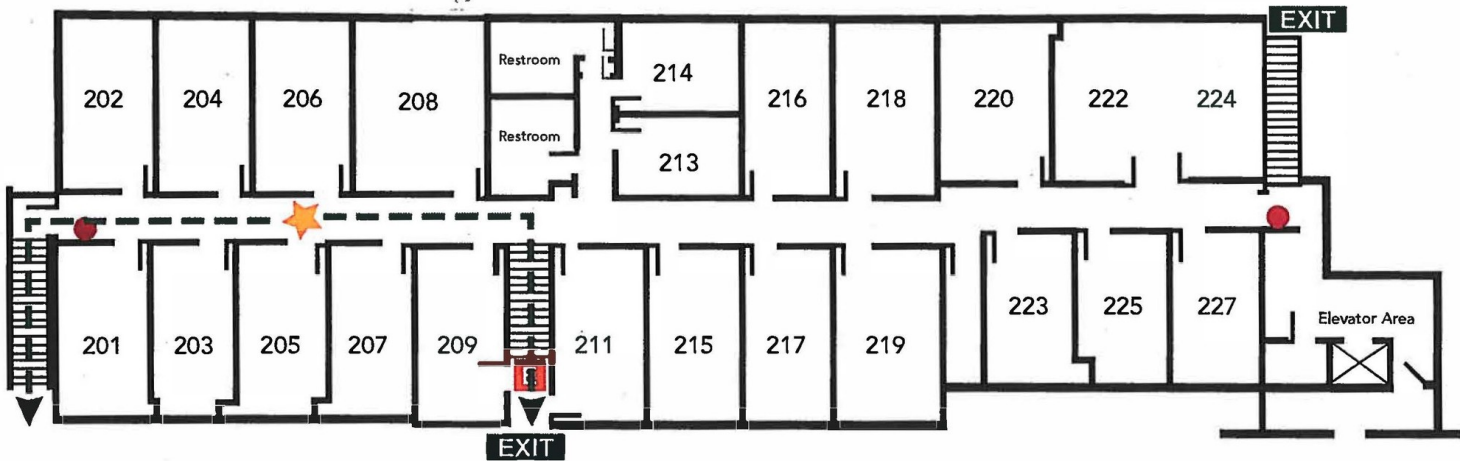
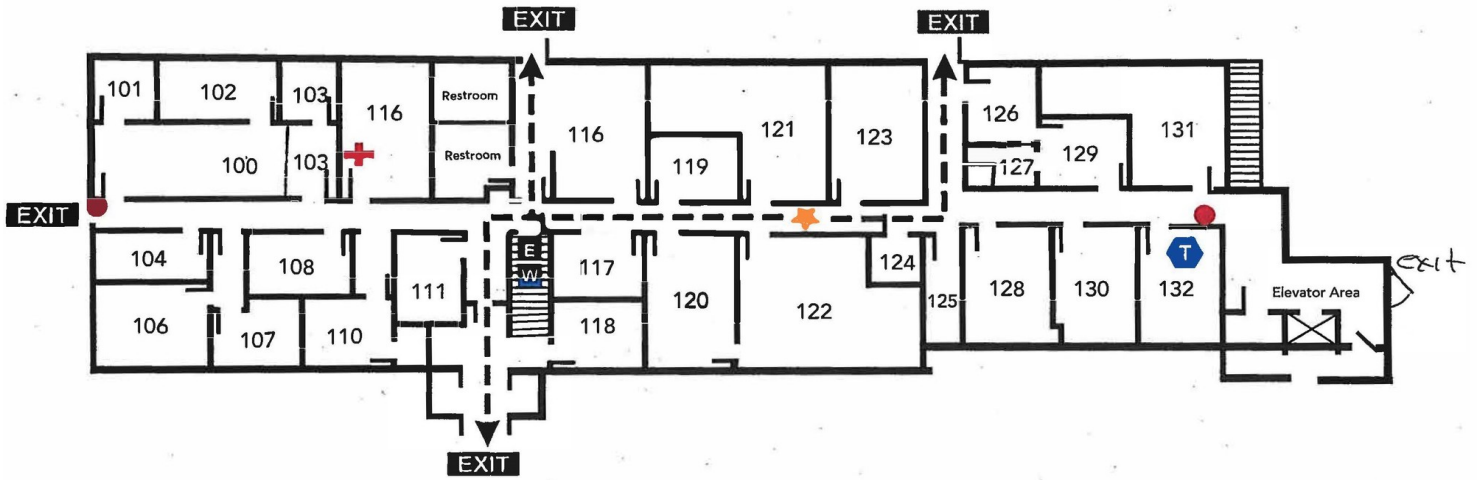
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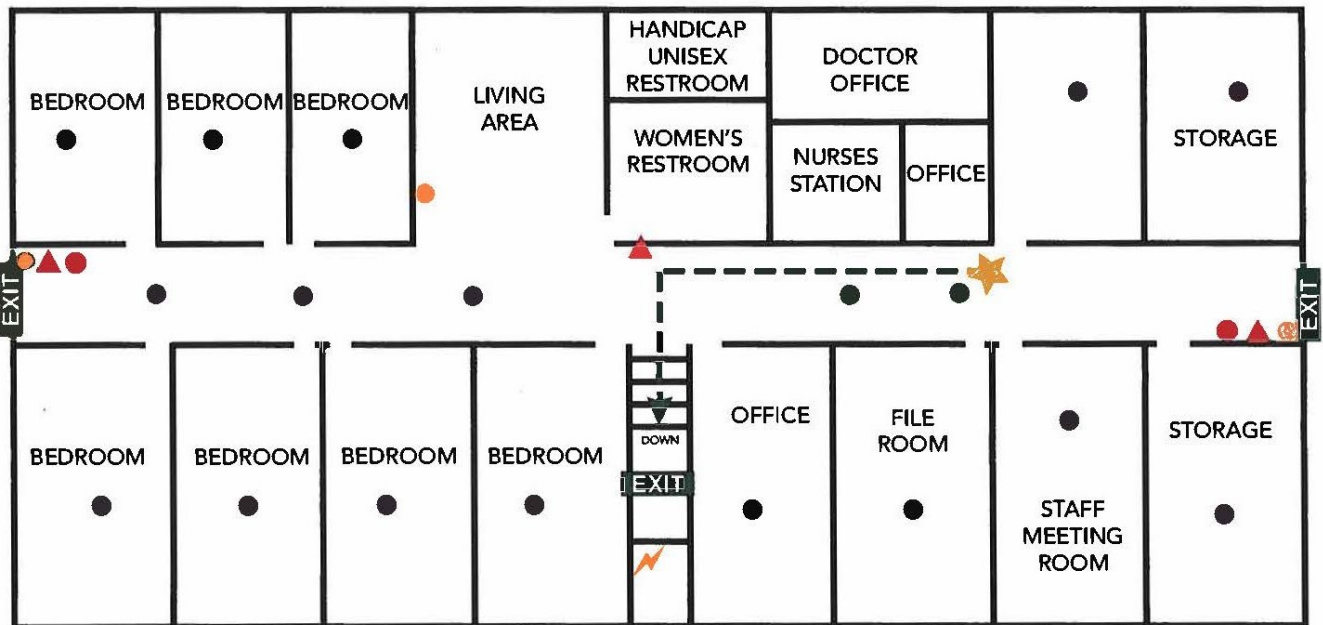
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Google

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