

1285 CONANT STREET
MAUMEE, OH 43537

COMMERCIAL BUILDING FOR SALE & LEASE
3,600 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



PRICE REDUCED

GENERAL INFORMATION

Sale Price:	\$485,000
Lease Rate:	\$7.00/SF NNN
Building Size:	3,600 SF
Number of Stories:	1
Year Constructed:	1976
Condition:	Good
Lot Dimensions:	194' x 396'
Acreage:	1.0846
Closest Cross Street:	Between US 20A (Illinois Avenue) and Holland Road
County:	Lucas
Zoning:	C-2 General Commercial District
Parking:	Unstripped lot asphalt
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008 or (419) 249 6314
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Vinyl siding with a brick façade
Structural System:	Block
Roof:	Flat
Floors:	Concrete
Floor Coverings:	Carpet in showroom
Ceiling Height:	9' ± in showroom 12' ± in back storage area
Basement:	No
Heating:	GFA – rooftop units
Air Conditioning:	Central – in showroom
Power:	3 panels – 200 amps each
Restrooms:	1
Security System:	Yes
Overhead Doors:	1 – 10' x 10'
Sprinklers:	No
Signage:	Façade & pole sign

Comments:

Freestanding commercial building with showroom and storage. Building dimensions are 40' x 90'.

Layout consists of :

Showroom

- Office
- Open Area

Storage/Warehouse

- Office
- Restroom
- Overhead door 10' x 10'

- Additional storage area accessible from exterior.
- Additional land available for loading/storage refer to code if permissible.

BUILDING INFORMATION

Current Occupant:	Preferred Pools – Owner
Occupancy Date:	14 days after lease execution or closing
Sign on Property:	Yes
Key Available:	Occupied – Arrange with Megan Malczewski (419) 215-1008

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	NNN Charges

2022 REAL ESTATE TAXES

TD:	36
Parcels:	01762
Assessor Number:	43201034
Total Annual Taxes:	\$ 7,955.10

For more information, please contact:

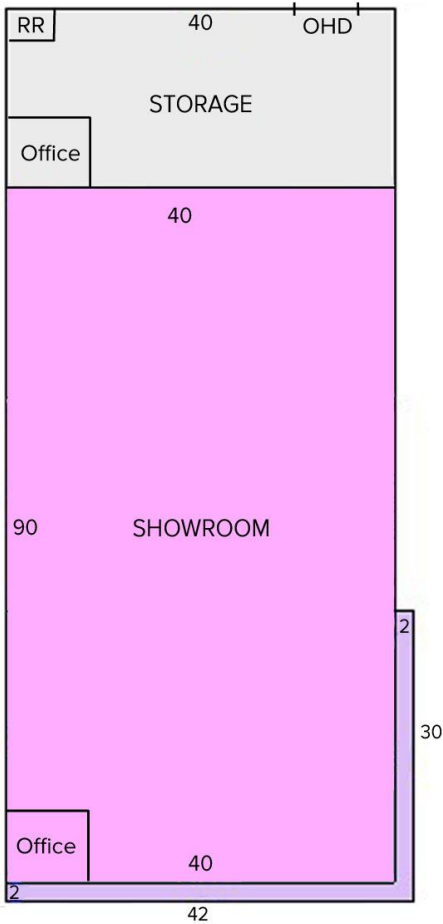
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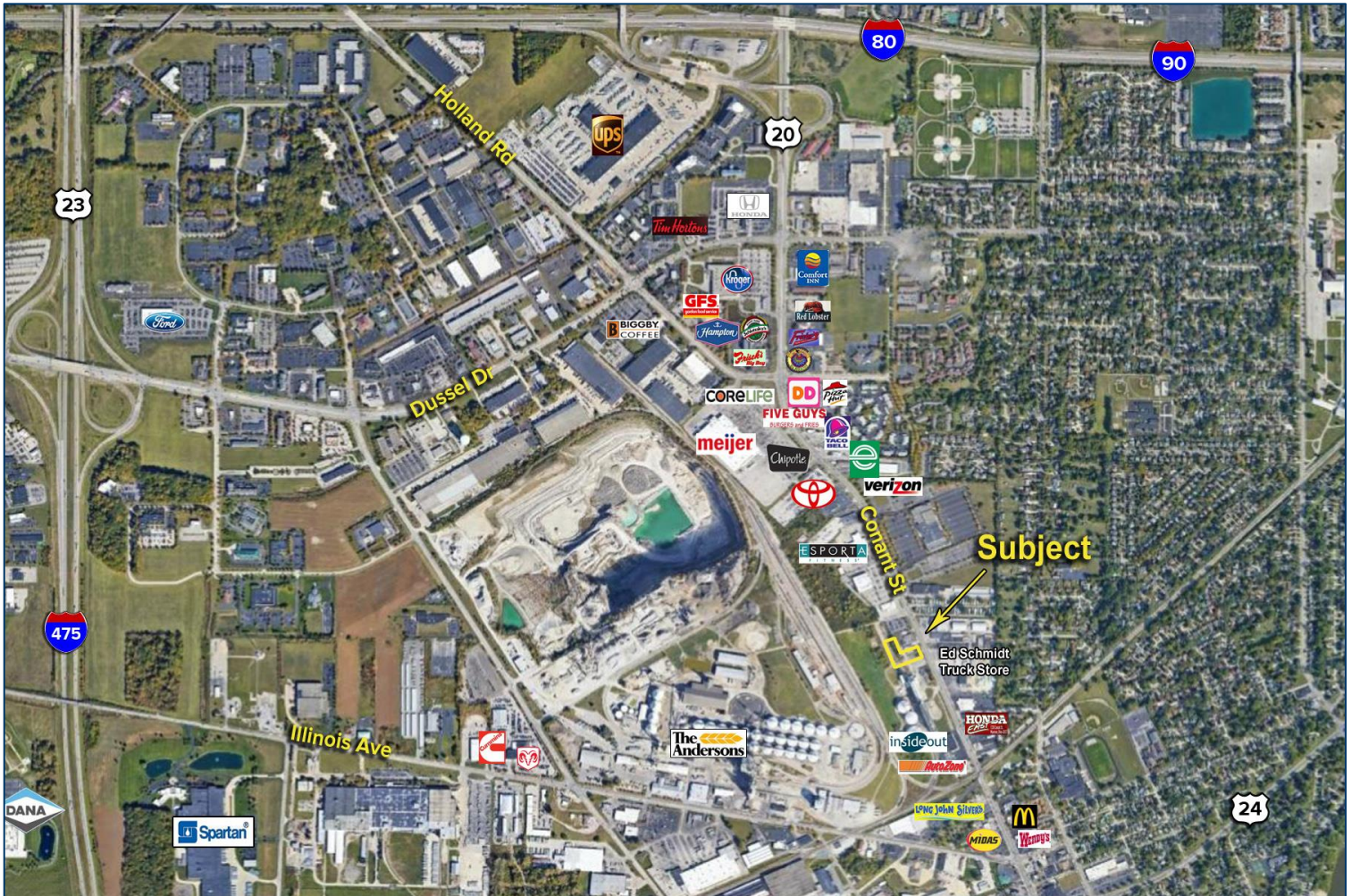
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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	5,785	\$76,602
3 MILE	52,544	\$74,144
5 MILE	121,621	\$71,358

TRAFFIC COUNTS (TWO-WAY)	
20,866	Conant Street - South of building
24,650	Conant Street (US 20) – North of building



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