



"Innovative Solutions at Work"

RETAIL BUILDING FOR SALE

2044 S. STATE ROUTE 53, TIFFIN, OH 44883



OFFERING SUMMARY

Sale Price:	\$100,000
Price / SF:	\$10.37
Building Size:	9,646 SF
Lot Size:	0.92 Acres
Year Built:	1956
Zoning:	Commercial
County:	Seneca
Parking Spaces:	15
Real Estate Taxes:	\$1,479.96/half

PROPERTY HIGHLIGHTS

- Retail property located in Southwest Tiffin
- Formerly used as a bridal shop
- Current layout features 7 separate showrooms, 8 dressing rooms and a storage room
- Could easily convert to office space
- Five minutes from Downtown Tiffin



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.

ALEX ADAMSHICK

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BUILDING SPECIFICATIONS

Street Address	2044 S. State Route 53
City, State, Zip	Tiffin, OH 44883
County/Township	Seneca
Zoning	Commercial
Parcel #	F20000328520200
Lot Size	.922
Building Size	9,646 SF
Number Of Floors	One
Floors	Carpet/Tile
Parking Spaces	15+
Year Built	1950
Construction Type	Block/Wood/Metal
HVAC	Gas Forced Air/Heat
Restrooms	One men, One women



DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	316	9,736	16,865
Total Population	744	24,244	43,171
Average HH income	\$50,615	\$51,481	\$54,948

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