

3140 DUSTIN ROAD  
OREGON, OHIO 43616

OFFICE CONDO FOR SALE/LEASE  
2,450 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

## DUSTIN PROFESSIONAL PLAZA

**Available Condo**



### GENERAL INFORMATION

<b>Sale Price:</b>	\$125,000
<b>Lease Rate:</b>	\$9.00 per square foot NNN
<b>Condo Size:</b>	2,450 square feet
<b>Number of Stories:</b>	1 with partial basement
<b>Year Constructed:</b>	1986 - finishes updated 2008
<b>Condition:</b>	Excellent
<b>Acreage:</b>	1.59*
<b>Land Dimensions:</b>	310.52' x 220.61' Irregular*
<b>Closest Cross Street:</b>	Coy Road
<b>County:</b>	Lucas
<b>Zoning:</b>	C-4 Business District
<b>Parking:</b>	46 spaces shared
<b>Curb Cuts:</b>	1
<b>Street:</b>	2 lane, 2 way

\* Per Lucas County AREIS



For more information, please contact:

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

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### BUILDING SPECIFICATIONS

Exterior Walls:	Brick and wood
Structural System:	Steel joist
Roof:	Pitched with asphalt shingles
Floors:	Concrete
Floor Coverings:	Carpet and tile
Ceiling Height:	8'
Basement:	Partially finished
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Security System:	Yes
Restrooms:	2
Sprinklers:	Yes
Signage:	Facia and freestanding

### Comments:

- Large reception area.
- Five offices.
- Business office/secretarial area.
- Kitchen.
- Open work area.
- Storage areas.
- Basement includes unfinished area for restroom (plumbing available), washer and dryer hook-ups, and kitchen/staff lounge.

### BUILDING INFORMATION

Current Tenant:	Building is vacant
Occupancy Date:	Upon closing or lease execution
Sign on Property:	Yes
Key Available:	No - shown by appointment

### LEASE DETAILS

Term:	Minimum of 3 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant responsible for operating expenses, utilities, suite janitorial, real estate taxes, condo fee and content/liability insurance.	
Landlord responsible for roof and structure.	
Condo Fees:	\$525.00 per month \$6,300.00 per year

### 2017 REAL ESTATE TAXES

TD:	44
Parcel:	52994
Assessor Number:	24-032-225
Total Annual Taxes:	\$10,887.90

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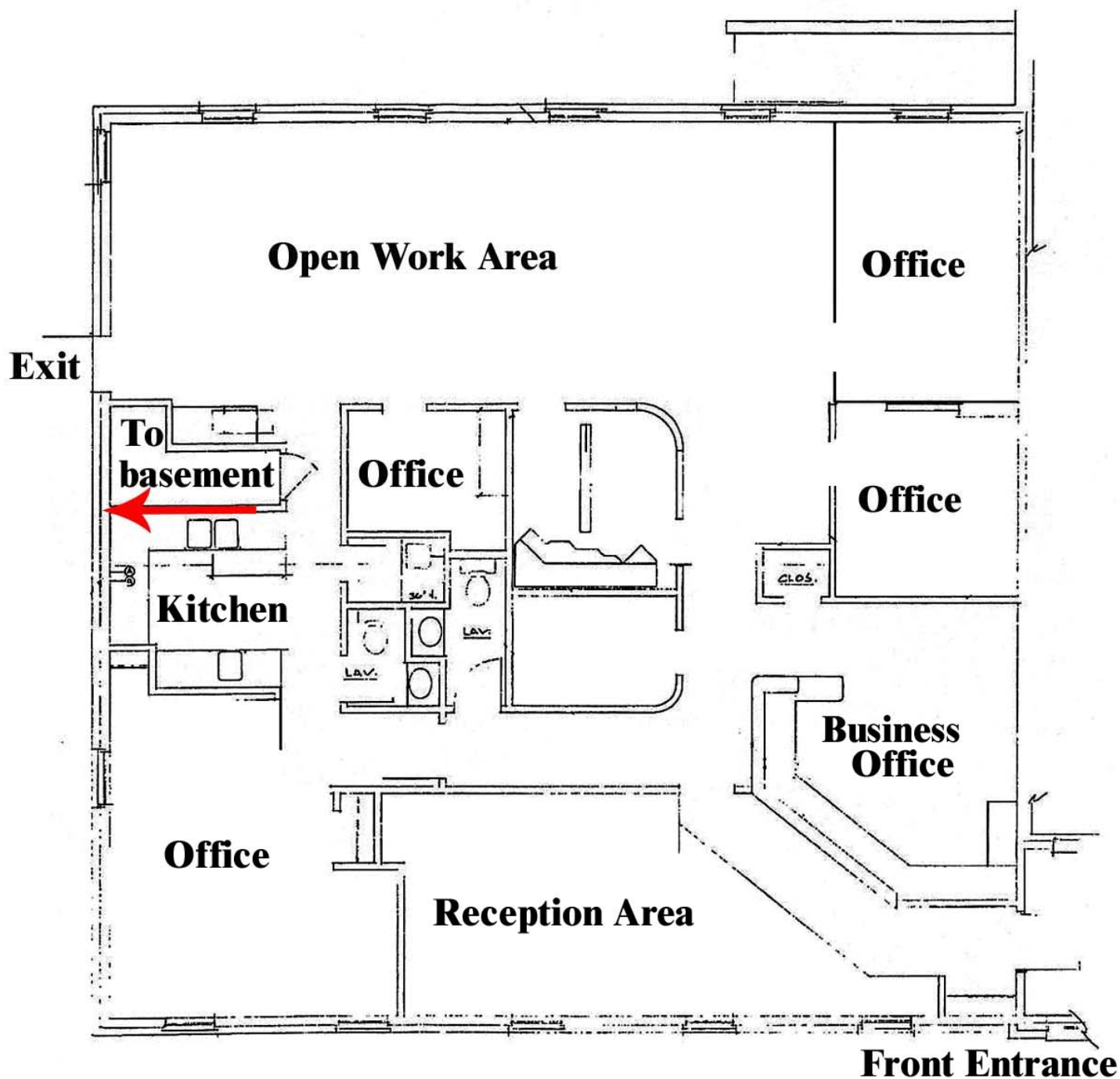
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