

112 S. MAIN ST. & 116 S. MAIN ST.
BOWLING GREEN, OH 43402

COMMERCIAL BUILDING FOR SALE OR LEASE
3,000 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$820,000
Lease Rate:	\$1,400/mo. + utilities
Space Available:	3,000 SF
Building Size:	8,875 SF
Number of Stories:	2
Year Constructed:	1900 *per Wood County Auditor
Condition:	112 Main 1 st floor – unfinished 2 nd floor apartments - good
Lot Dimensions:	Irregular approx. 47.65' frontage
Acreage:	0.1601 Acres
Closest Cross Street:	Wooster Street
County:	Wood
Zoning:	B-3 Central Business District
Parking:	1 space behind building + street & city parking lots
Curb Cuts:	None
Street:	2 lane, 2 way



For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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

112 - 116 S. Main Street, Bowling Green, OH 43402

Commercial Building For Sale or Lease

3,000
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Brick
Roof:	Flat
Floors:	Concrete & wood
Floor Coverings:	Varies
Ceiling Height:	Varies
Basement:	No
Heating:	To be furnished by landlord
Air Conditioning:	To be furnished by landlord
Power:	200 amp
Restrooms:	Unfinished
Security System:	Per tenant
Overhead Doors:	None
Sprinklers:	None
Signage:	Facia

2020 REAL ESTATE TAXES

Parcel:	B 08-510-240415058000
Total Annual Taxes:	\$4,049.37

BUILDING INFORMATION

Current Occupant:	Unoccupied
Occupancy Date:	Upon lease execution
Other Occupants:	2 commercial tenants – 112 S. Main – vacant 116 S. Main Novel Blends 13 apartment tenants upstairs
* Financials available upon request.	
Sign on Property:	Yes
Key Available:	Arrange through listing agent. Contact Megan at 419-215-1008
* Financials available upon request.	
Gross Income:	\$82,980
Insurance:	\$5,298

LEASE DETAILS

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

Comments:

- Highly visible location in Downtown Bowling Green.
- 2 commercial units on the first floor. 13 apartments on the second floor.
- Former Wizard Graphics. Open space with high ceilings.
- 112 Main Street - poised for renovations.
- 114 S. Main Street – Upstairs: 13-1 bedroom with bathroom apartments.
- Located near the corner of Main Street and Wooster Street.
- Near the Bowling Green State University - main campus. The 2019 student population was over 18,000 students.

For more information, please contact:

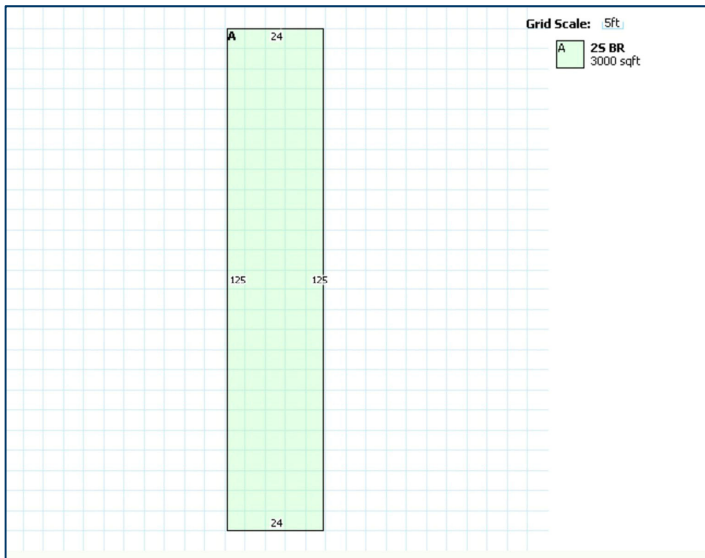
MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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

112 - 116 S. Main Street, Bowling Green, OH 43402

Commercial Building For Sale or Lease

3,000
Square Feet
AVAILABLE



For more information, please contact:
MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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

112 - 116 S. Main Street, Bowling Green, OH 43402

Commercial Building For Sale or Lease

3,000
Square Feet
AVAILABLE



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	17,896	\$34,606
3 MILE	32,803	\$46,333
5 MILE	36,057	\$48,633

TRAFFIC COUNTS (TWO-WAY)

14,050	Main Street
10,700	W. Wooster Street
12,340	E. Wooster Street

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water/Sewer:	City of Bowling Green

For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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