

969 DIXIE HIGHWAY
ROSSFORD, OH 43460

COMMERCIAL BUILDING FOR SALE OR LEASE
21,544 Square Feet Available on 1.953 Acres



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ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

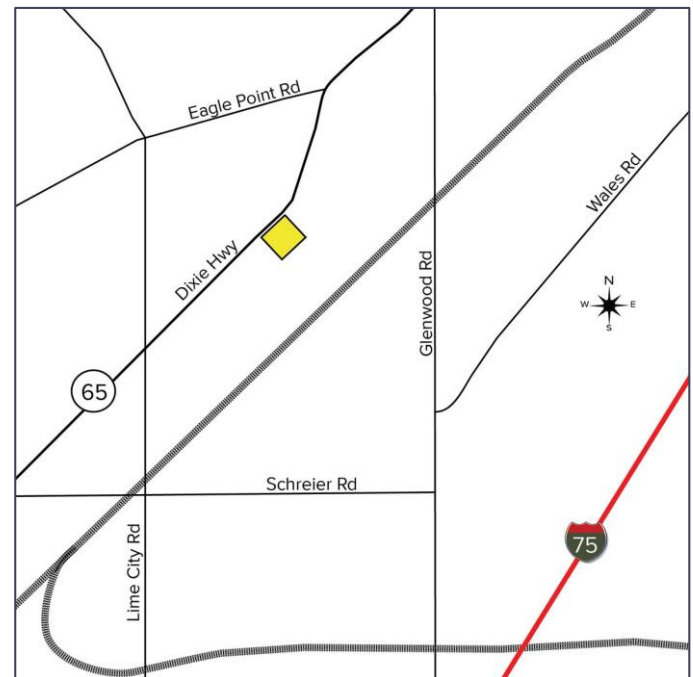
FULL-SERVICE COMMERCIAL REAL ESTATE

ROSSFORD LANES



GENERAL INFORMATION

Price:	\$315,000
Lease Rate:	\$3.00/NNN
Space Available:	21,544 SF
Building Size:	21,544 SF
Number of Stories:	1
Year Constructed:	1926; remodeled 1955
Condition:	Operating bowling alley
Lot Dimensions:	Irregular
Acreage:	1.953
Closest Cross Street:	Rossway Avenue
County:	Wood
Zoning:	C-3
Parking:	Asphalt approx. 80 cars
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

ROB KELEGHAN
(419) 249 6323
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Block & truss
Roof:	Flat
Floors:	Raised for bowling lanes
Floor Coverings:	Carpet, tile & wood
Ceiling Height:	14' to eave
Basement:	None
Heating:	GFA
Air Conditioning:	GFA
Power:	400 amp 3 phase
Restrooms:	Men's & Women's
Security System:	Yes
Signage:	Pylon & fascia

2018 REAL ESTATE TAXES

TD:	+ 68
Parcels:	300-800413006000
Recently combined & split; new parcel ID	

Comments:

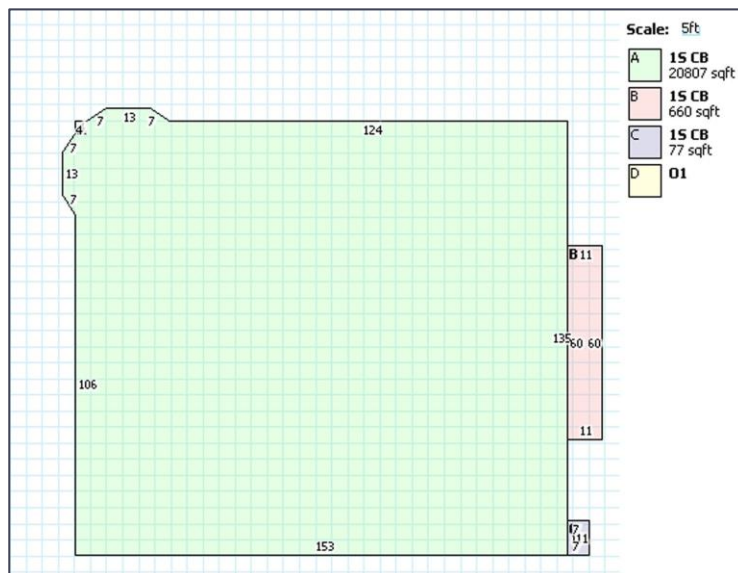
- Liquor license and business available separately for a reasonable rate. The liquor license is available for \$30,000.
- Keep as bowling alley or re-purpose.
- New Dollar General (next door) opens in July 2019.
- Average wall height 14'.
- Owner will build or renovate to suit.

BUILDING INFORMATION

Current Occupant:	Rossford Lanes
Occupancy Date:	June 2019
Sign on Property:	Yes
Key Available:	No – Listing agent must accompany

LEASE DETAILS

Term:	3 – 10 years
Security Deposit:	Depends on credit
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Utilities, taxes, CAM, insurance



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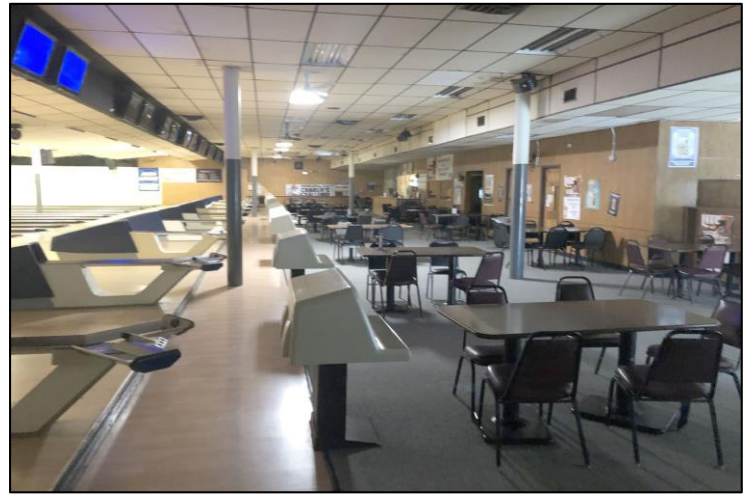
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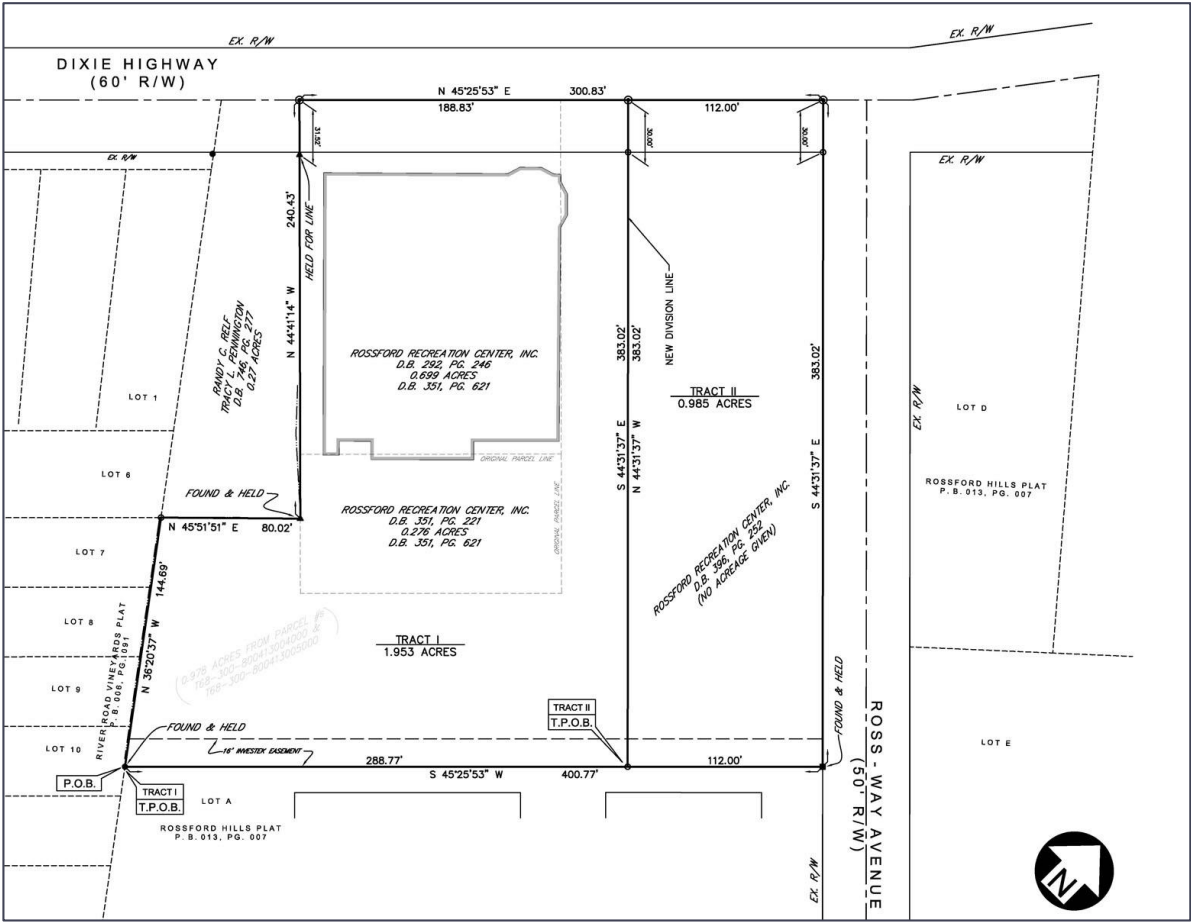
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Site Plan



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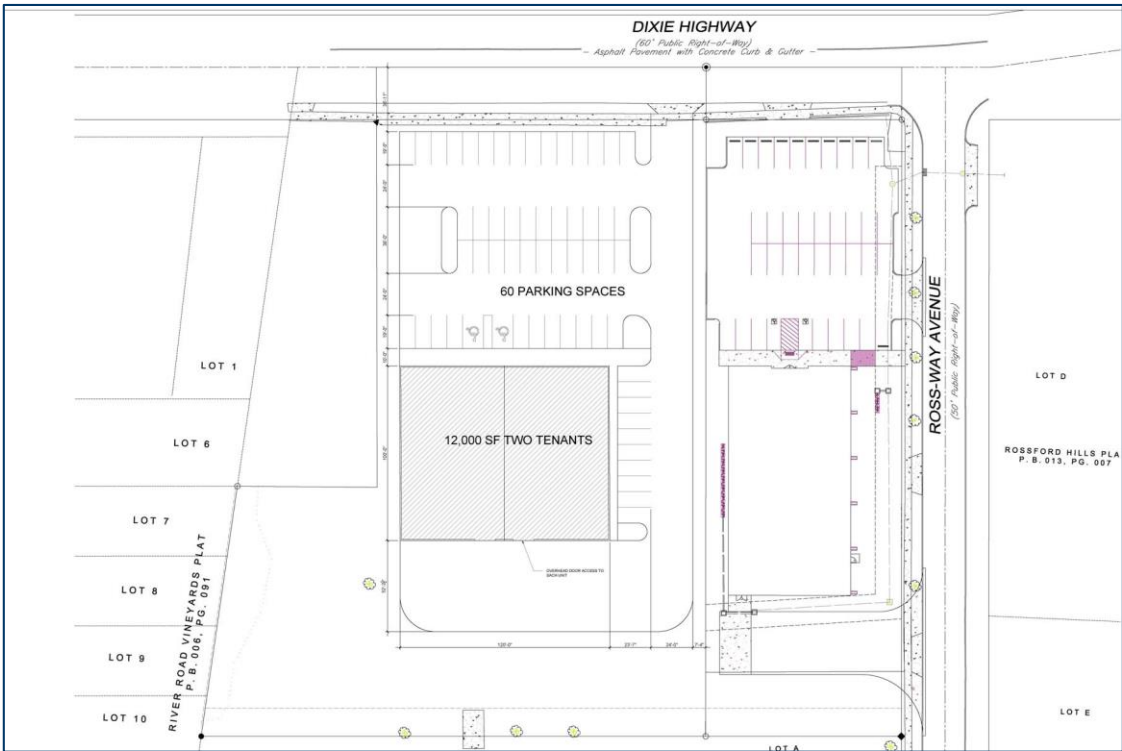
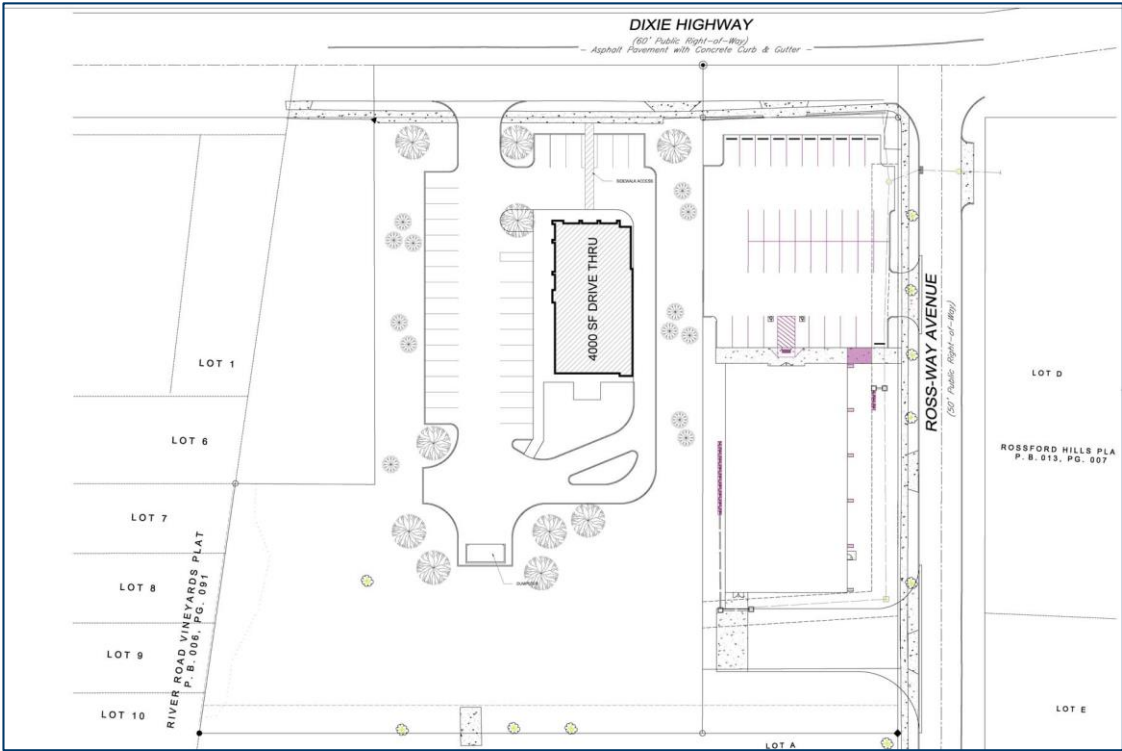
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Conceptual Site Plans



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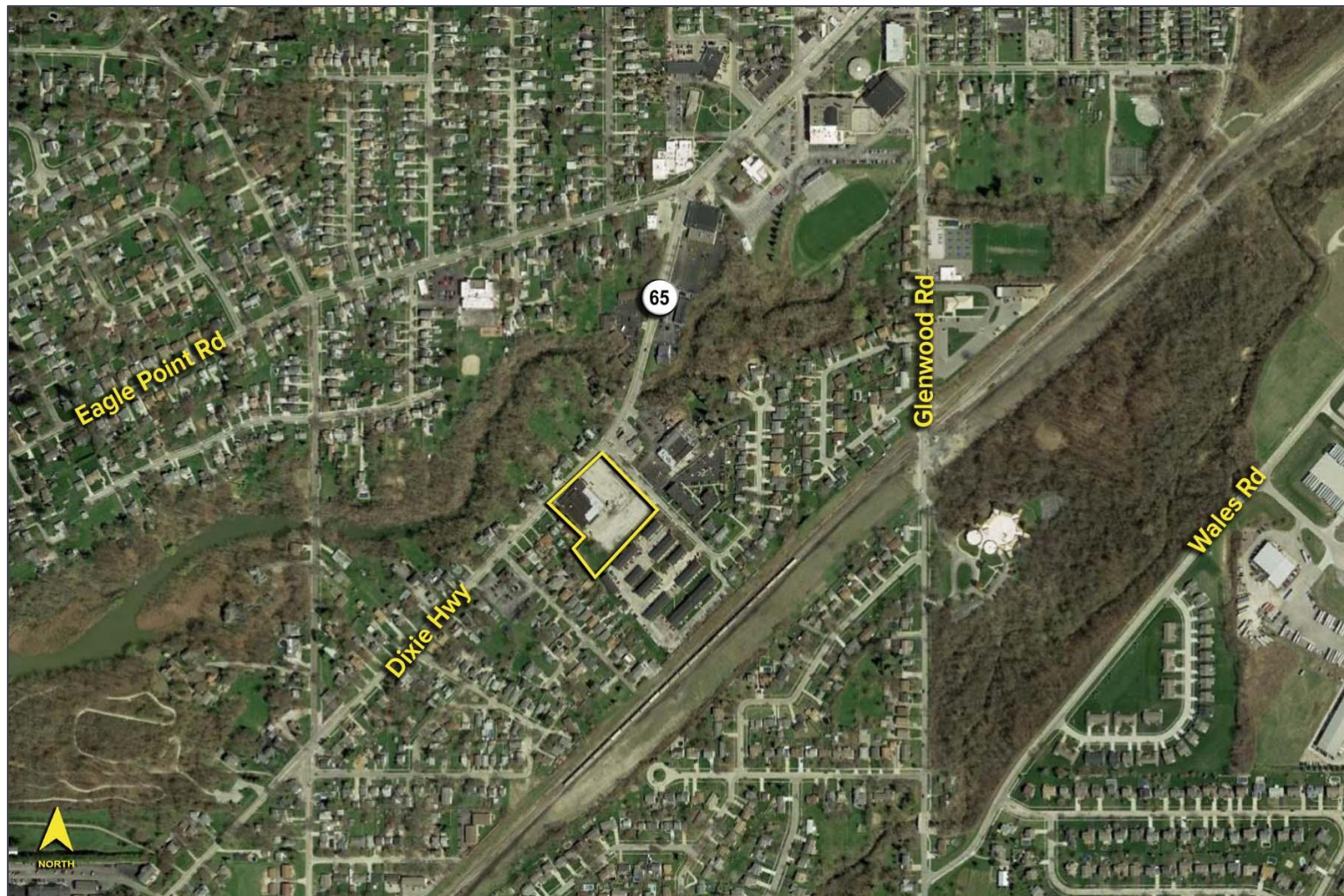
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,054	\$66,170
3 MILE	54,077	\$44,112
5 MILE	171,891	\$43,519

TRAFFIC COUNTS (TWO-WAY)

6,690	Dixie Highway (2009)

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