

6011 RENAISSANCE PLACE  
CONDOMINIUM UNIT 3  
SYLVANIA TOWNSHIP, OHIO 43623

OFFICE CONDO UNIT FOR SALE  
1,306 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

<b>Sale Price:</b>	\$150,000
<b>Space Available:</b>	1,306 SF*
<b>Number of Stories:</b>	1
<b>Year Constructed:</b>	2002
<b>Lot Dimensions:</b>	Approximately 135' x 201'
<b>Acreage:</b>	Approximately 6.62 acres
<b>Condition:</b>	Excellent
<b>Closest Cross Street:</b>	East of Holland Sylvania Road
<b>County:</b>	Lucas
<b>Zoning:</b>	C – 4 Office Research
<b>Parking:</b>	Approximately 25 spaces
<b>Curb Cuts:</b>	1
<b>Street:</b>	2 lane, 2 way

\* Per Lucas County Auditor



For more information, please contact:

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**SIGNATURE ASSOCIATES**  
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# 6011 Renaissance Place, Sylvania Twp., Ohio 43623

## Office Condo Unit For Sale

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### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood frame
Roof:	Asphalt shingle
Floors:	Wood
Floor Coverings:	Carpet with tile in restroom & storage areas
Ceiling Height:	9'+/-
Basement:	No – Crawlspace
Heating:	GFA
Air Conditioning:	Central Air
Power:	200 amp
Security System:	Yes
Restrooms:	1
Signage:	Monument & fascia

### BUILDING INFORMATION

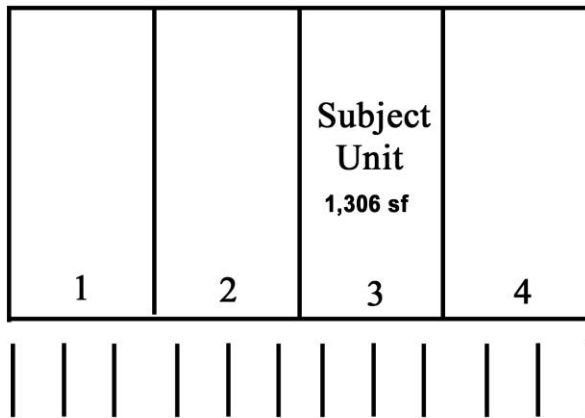
Current Tenant:	Parlan Financial
Occupancy Date:	At closing
Sign on Property:	No
Key Available:	Yes – owner occupies the unit

### 2020 REAL ESTATE TAXES

TD:	79
Parcel:	72884
Total Annual Taxes:	\$5,657.98

### Condo 1 layout consists of the following:

- Lobby/reception area
- 4 offices
- 1 restroom
- 1 Storage area with utility sink/mechanical room



Parking Lot

### Comments:

- Meticulously maintained unit ready for immediate occupancy.
- Upgraded finishes include parabolic lighting, crown molding, and solid wood doors.
- Furnishings could be made available.
- Sylvania Township location – no city income taxes currently levied.
- Condominium Declarations and By-Laws on file.
- Condominium dues equal \$650.00 per quarter.\*

#### \* Common space monthly or seasonal expense:

*Insurance, grass cutting, leaf pick-up, snow removal, dumpster services, outdoor electrical lighting, and water for irrigation (for sprinklers).*

#### Common space short-term & long-term capital expense:

- Parking lot sealing and stripping (usually completed every 1 to 2 years depending on need)
- Tree and shrub replacement or removal as needed.
- Roof replacement fund.

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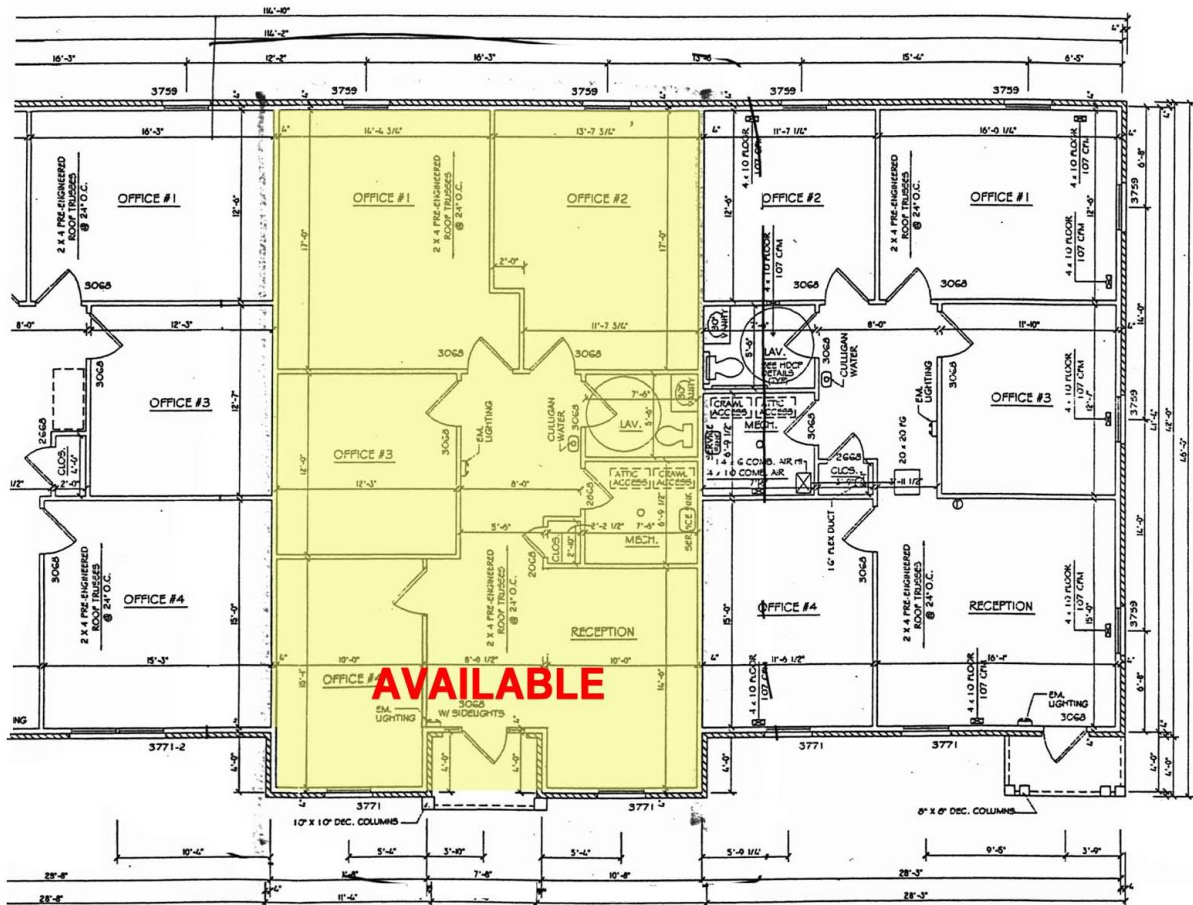
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### Site Plan



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### Suite Floor Plan – Unit 3



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