

203-211 MECHANIC STREET

(29 N. SECOND STREET)

WATERVILLE, OH 43566

RETAIL BUILDING FOR SALE

4,914 Square Feet Available*



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FULL-SERVICE COMMERCIAL REAL ESTATE

CARRUTH - GARDEN SMILES



GENERAL INFORMATION

Sale Price:	\$450,000
Building Size:	4,914 SF/760 SF*
Number of Stories:	One
Year Constructed:	1947/1887*
Condition:	Excellent
Closest Cross Street:	Second Street
Acreage:	0.25
Land Dimensions:	131.7 x 82.50
County:	Lucas
Zoning:	C-2
Parking:	6 spaces
Curb Cuts:	One
Street:	Two Lane



* Dimensions provided by Lucas County Auditor.

For more information, please contact:

SAM ZYNDORF, CCIM

(419) 249 6300

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SIGNATURE ASSOCIATES

Four SeaGate, Suite 608

Toledo, Ohio 43604

www.signatureassociates.com

203-211 Mechanic Street, Waterville, OH 43566

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BUILDING SPECIFICATIONS

Exterior Walls:	EIFS
Structural System:	Block
Roof:	Rubber
Floors:	Concrete
Floor Coverings:	Concrete/tile
Ceiling Height:	Varies
Basement:	No
Heating:	GFA*
Air Conditioning:	Central*
Power:	400 amp
Restrooms:	Two (2)
Sprinklers	No
Elevator:	No
Signage:	Facia

* Retail/Office (and house only)

BUILDING INFORMATION

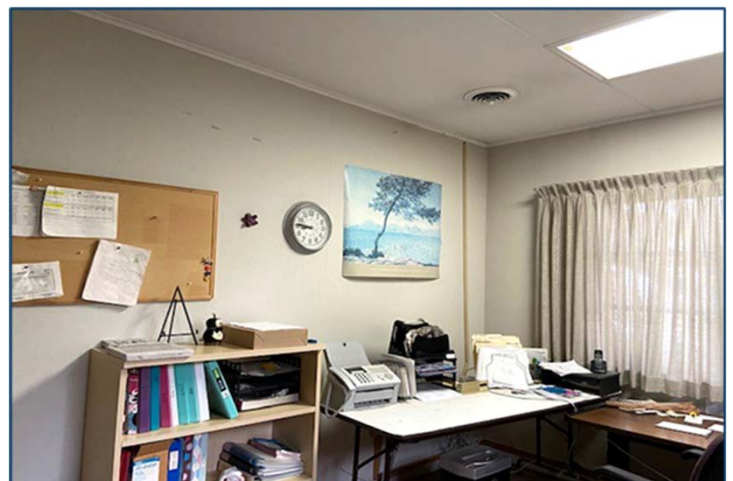
Current Tenant:	Carruth Studio
Occupancy Date:	January 2021
Sign on Property:	No
Key Available:	No

Comments:

- Unique Waterville Commercial District Opportunity.
- Well established and high-profile location on the main "Waterville-Swanton" route.
- A great mix of retail, office, and warehouse space.
- Upgrades throughout property.
- Off street parking.
- Property includes an additional 760 sq. ft. commercially zoned house.



Retail Space



Office Area

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Side of warehouse

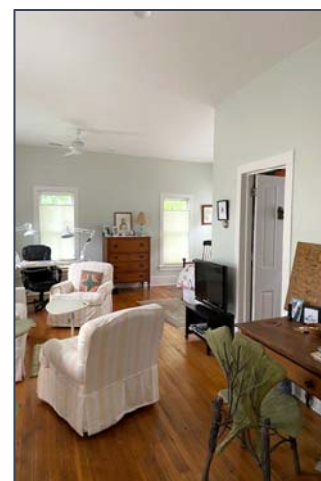
Warehouse Highlights:

- Built in Early 1980s
- 2,380 square feet
- 16' clear with double delivery doors
- (1) one-ton crane
- Co ray vac heat



Additional 760 Sq. Ft. House:

- Great income potential.
- Zoned for commercial use.
- Upgrades throughout.



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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,806	\$96,930
3 MILE	12,281	\$106,083
5 MILE	34,131	\$106,903

2019 TRAFFIC COUNTS (TWO-WAY)

6,432	Mechanic Street
6,776	Anthony Wayne Trail

2020 REAL ESTATE TAXES

TD:	96
Parcel Numbers:	10871, 10844, 10847
Total Annual Taxes:	\$3,558

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