

229 COMMERCIAL STREET
WAUSEON, OHIO 43567

INDUSTRIAL BUILDING FOR SALE
11,200 Square Feet Available



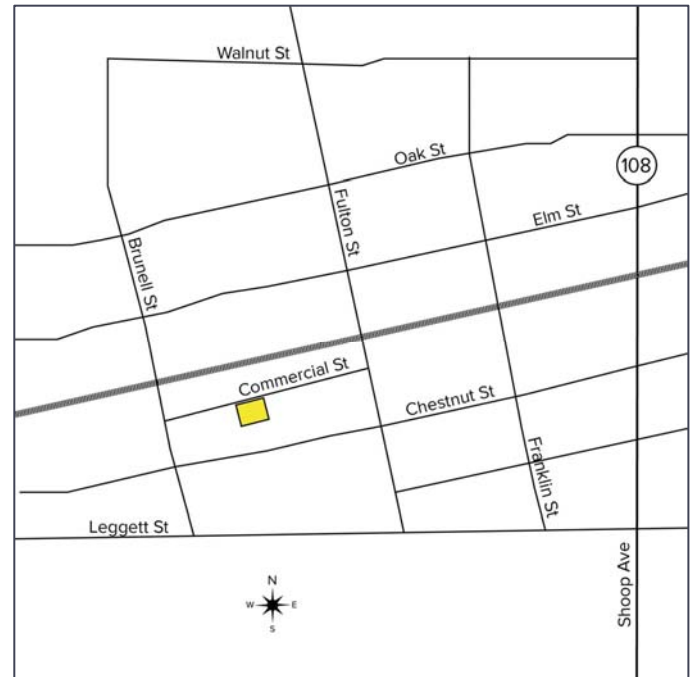
**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$275,000
Building Size:	11,200 square feet
Number of Stories:	Two
Year Constructed:	1969, 1976 and 1983
Condition:	Good
Acreage:	0.621 acres
Closest Cross Street:	Brunell Street
County:	Fulton
Zoning:	B-3
Parking:	Concrete unstriped storage yard
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
rpmack@signatureassociates.com

STEVE SERCHUK, CCIM
(419) 249 6315
serchuk@signatureassociates.com

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

229 Commercial Street, Wauseon, OH 43567

Industrial Building For Sale

11,200
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Office Space:	2,100 square feet
Shop Space:	9,100 square feet
Exterior Walls:	Block and brick
Structural System:	Steel support
Roof:	Flat
Floors:	Concrete
Ceiling Height:	Up to 18'
Basement:	No
Heating:	Co-Ray-Vac
Air Conditioning:	Central
Power:	120/240v
Security System:	No
Restrooms:	Two
Overhead Door:	Seven
Truck Well/Dock:	No
Sprinklers:	No
Rail:	No
Cranes:	No
Floor Drains:	No
Signage:	Possible fascia sign

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Immediately
Sign on Property:	Yes
Key Available:	Yes

UTILITIES

Electric:	First Energy
Gas:	Ohio Gas Company
Water:	Village of Wauseon
Sanitary Sewer:	Village of Wauseon
Storm Sewer:	Village of Wauseon

2021 REAL ESTATE TAXES

Parcels:	06-012424, 432, 416
Total Taxes:	\$5,516.56

Comments:

- Office building with attached garage.
- Two restrooms.
- Showroom.
- Upstairs office with unfinished concrete floor.
- Seven 13' to 14' overhead doors in shop.
- Glass block translucent panels in the third bay.
- Access door from the truck garage to the second door above the office.
- Kitchenette/lunchroom next to the restrooms.
- Concrete parking lot.

For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
rpmack@signatureassociates.com

STEVE SERCHUK, CCIM
(419) 249 6315
serchuk@signatureassociates.com

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

229 Commercial Street, Wauseon, OH 43567

Industrial Building For Sale

11,200
Square Feet
AVAILABLE



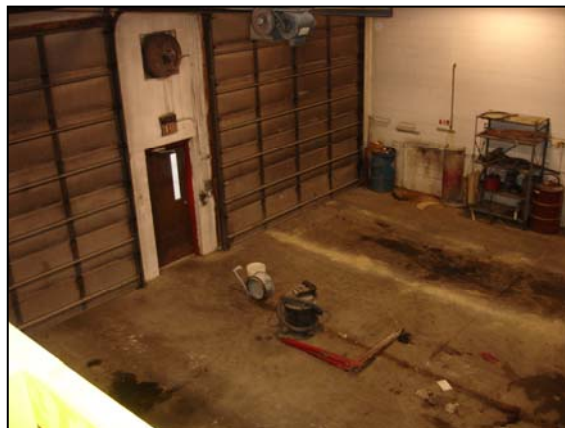
Upstairs potential office



Storage upstairs with double doors to shop



Upstairs



2-bay section



Back room



Showroom

For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
rpmack@signatureassociates.com

STEVE SERCHUK, CCIM
(419) 249 6315
serchuk@signatureassociates.com

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

229 Commercial Street, Wauseon, OH 43567

Industrial Building For Sale

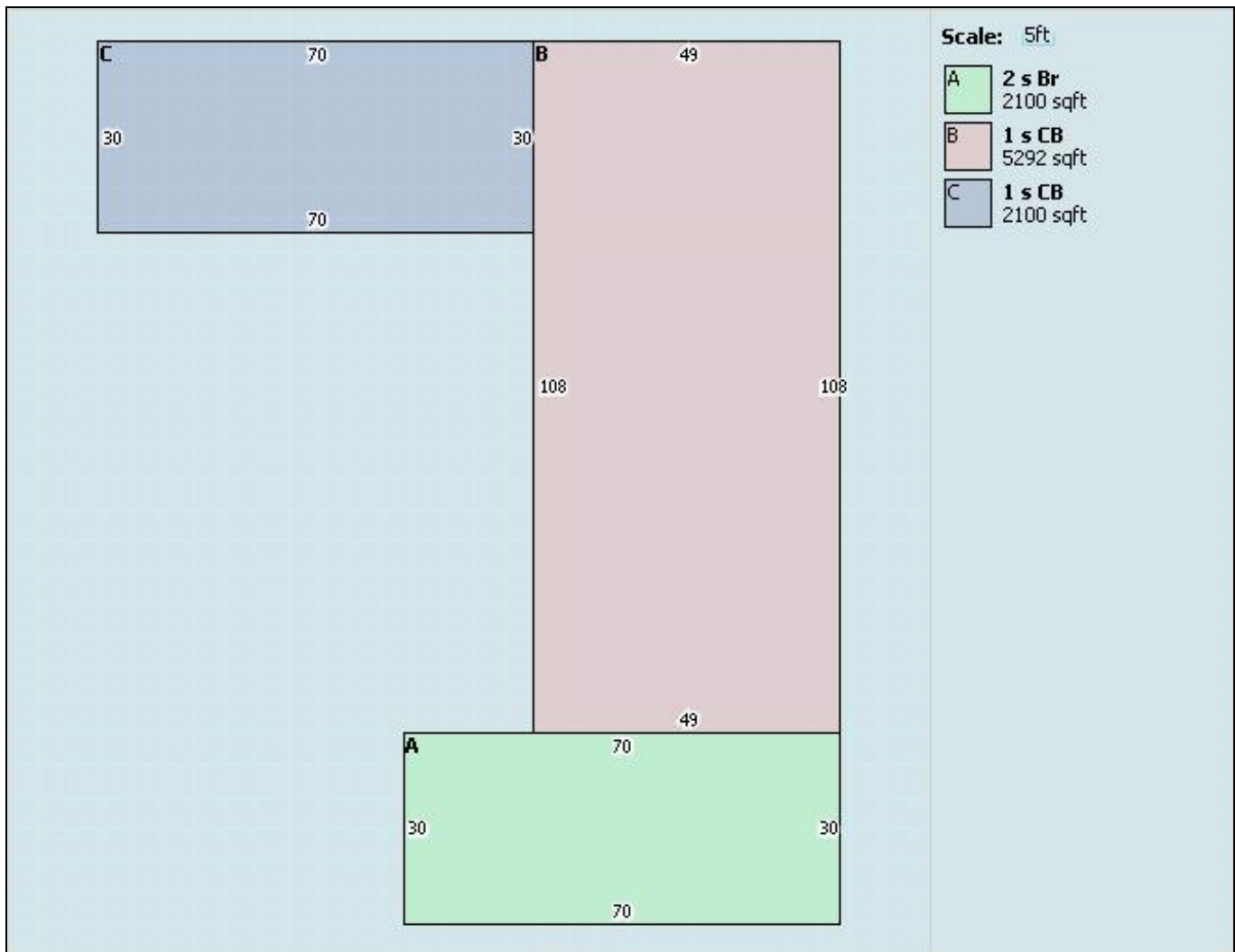
11,200
Square Feet
AVAILABLE



Eastern & southern property line –
concrete barrier wall



Western property line



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
rpmack@signatureassociates.com

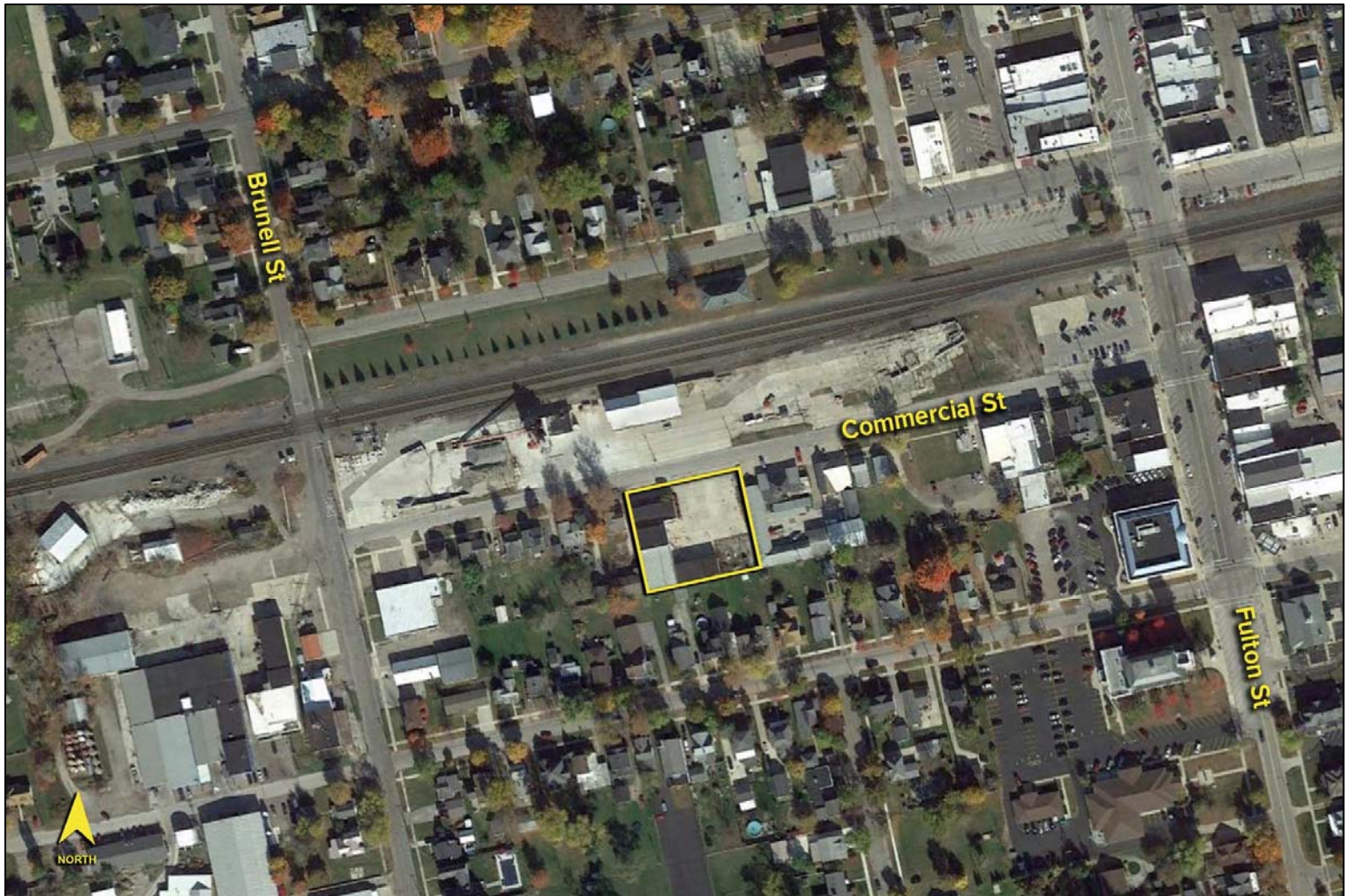
STEVE SERCHUK, CCIM
(419) 249 6315
serchuk@signatureassociates.com

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

229 Commercial Street, Wauseon, OH 43567

Industrial Building For Sale

11,200
Square Feet
AVAILABLE



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
rpmack@signatureassociates.com

STEVE SERCHUK, CCIM
(419) 249 6315
serchuk@signatureassociates.com

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