



"Innovative Solutions at Work"

OFFICE BUILDING FOR SALE

3200 WOODVILLE RD., NORTHWOOD, OH 43619



OFFERING SUMMARY

Sale Price:	\$162,500
Price / SF:	\$39.63
Available SF:	1,000 +/-
Building Size:	4,100 SF
Lot Size:	0.11 Acres .24 Acre parking lot
Year Built:	1968
Zoning:	Central Business District
County:	Wood

PROPERTY HIGHLIGHTS

- Very well maintained office in Northwood
- Sale includes adjacent .24 acre parking lot
- Four units, three of which are leased
- Current tenants include Mandie's Hair Affair, SLR Accounting, Mahaffey & Associates
- One minutes to I-280
- Great for owner user or investor

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,110	36,699	137,460
Total Population	2,723	91,219	345,737
Average HH Income	\$61,030	\$42,257	\$47,837

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

ALEX ADAMSHICK

419.265.0260

aadamshick@millerdanberry.com

1656 Henthorne Rd Suite 200, Maumee, OH 43537 | 419.877.7777 | www.millerdanberry.com



OFFICE BUILDING FOR SALE

3200 WOODVILLE RD., NORTHWOOD, OH 43619

"Innovative Solutions at Work"

BUILDING SPECIFICATIONS

Street Address	3200 Woodville Rd.
City, State, Zip	Northwood, OH 43619
County	Wood
Zoning	Central Business District
Parcel #	M50-812-330212001000
Lot Size	.1045 Acres + .24 Acre lot
Building Size	4,100 SF
Number Of Floors	Two
Floors	Carpet / Tile
Parking Spots	32 spots in adjacent lot
Year Built	1968
Construction Type	Block / Masonry / Wood
HVAC	Gas Forced Air
Roof	Sloped Shingle
Restrooms	One in each suite
Elevator	None
Sprinkler System	None
Real Estate Taxes	3200 Woodville - \$1,841.70/half 0 Lester - \$493.01/half 0 Lester - \$489.33/half



SLR Accounting



SLR Accounting



SLR Accounting

ALEX ADAMSHICK

419.265.0260

aadamshick@millerdanberry.com

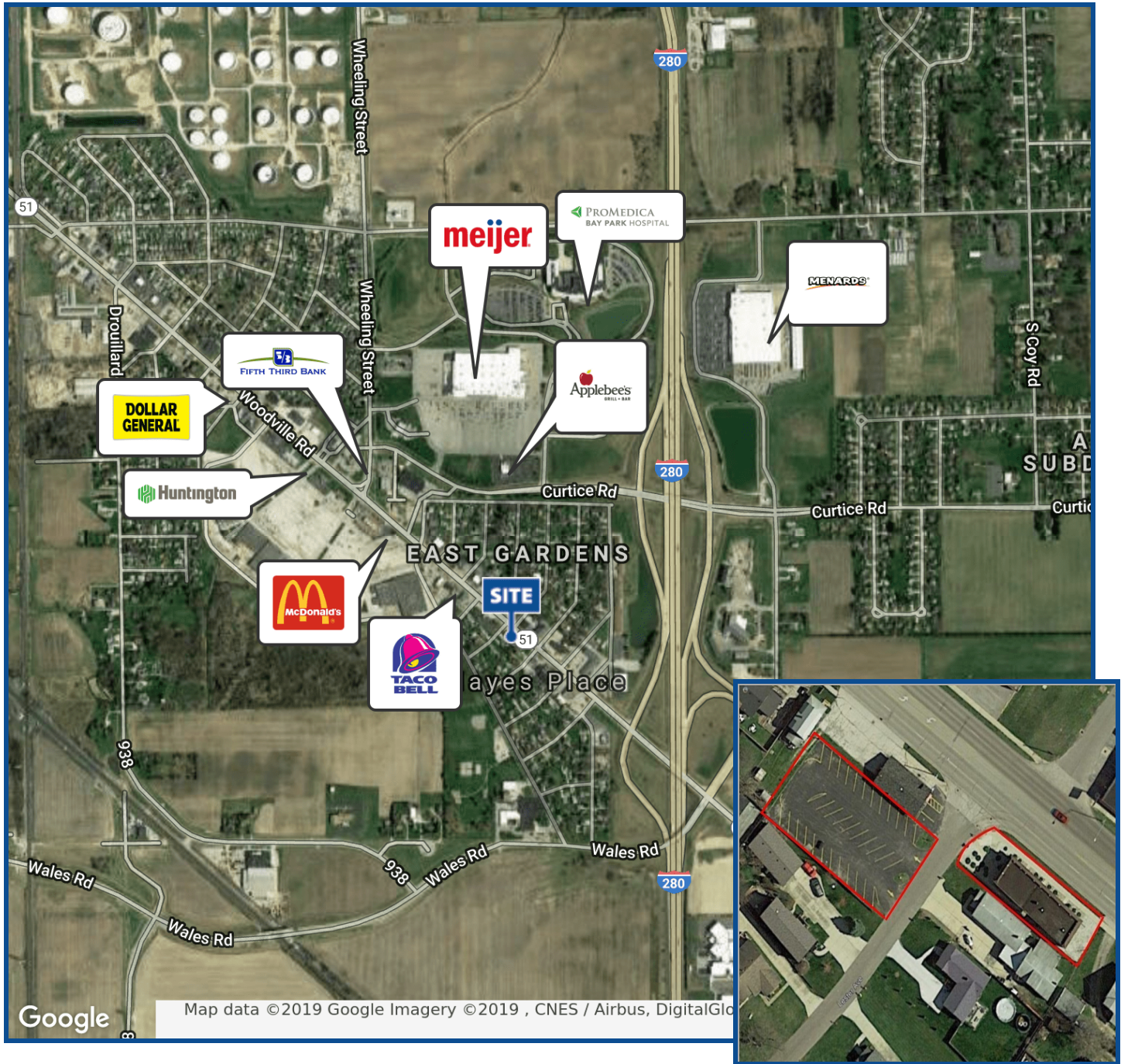
1656 Henthorne Rd Suite 200, Maumee, OH 43537 | 419.877.7777 | www.millerdanberry.com



OFFICE BUILDING FOR SALE

3200 WOODVILLE RD., NORTHWOOD, OH 43619

"Innovative Solutions at Work"



ALEX ADAMSHICK

419.265.0260

aadamshick@millerdanberry.com

1656 Henthorne Rd Suite 200, Maumee, OH 43537 | 419.877.7777 | www.millerdanberry.com