

2497 E. BROADWAY STREET  
NORTHWOOD, OH 43619

RETAIL FOR SALE  
2,040 Square Feet



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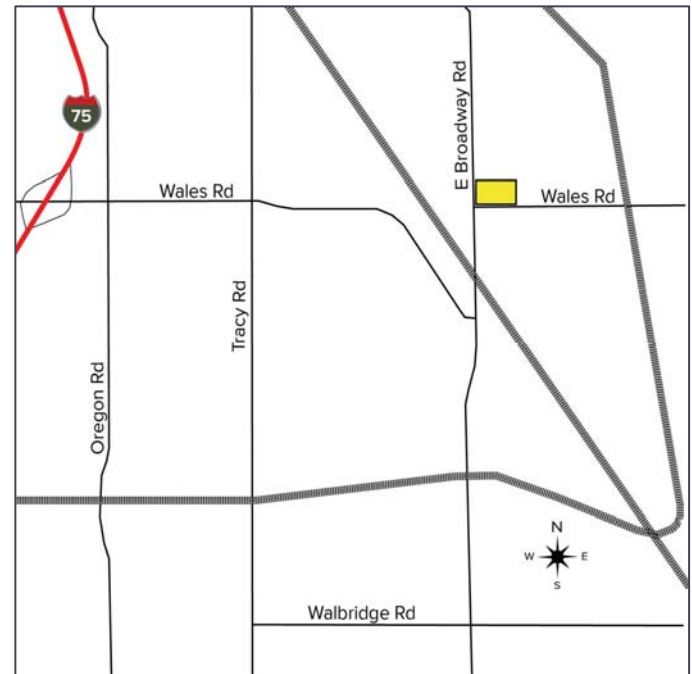
FULL-SERVICE COMMERCIAL REAL ESTATE

**BOONIES ROADHOUSE**



## GENERAL INFORMATION

Sale Price:	\$175,000
Building Size:	2,040 SF
Number of Stories:	2
Year Constructed:	1900 – remodeled in 2015
Condition:	Excellent
Closest Cross Street:	Wales Road
Acreage:	0.8485
Land Dimensions:	148.5' x 249.33'
County:	Wood
Zoning:	Commercial
Parking:	Unstriped
Curb Cuts:	2
Street:	2-way, 2 lane



For more information, please contact:

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**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
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# 2497 E. Broadway Street, Northwood, OH 43619

## Retail For Sale

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### BUILDING SPECIFICATIONS

Exterior Walls:	Stucco, stone & wood
Structural System:	Wood joist
Roof:	Shingle
Floors:	Concrete & wood
Floor Coverings:	Tile
Ceiling Height:	8' to 14'
Basement:	No
Heating:	GFA
Air Conditioning:	Central
Power:	200 amp, 3 phase
Restrooms:	4
Sprinklers	No
Elevator:	No
Signage:	Facia

### BUILDING INFORMATION

Current Tenant:	Vacant
Occupancy Date:	Upon sale
Sign on Property:	Yes
Key Available:	Yes

### 2022 REAL ESTATE TAXES

Parcel Number:	M50-812-320000022000
Total Annual Taxes:	\$4,182.46

### Comments:

- Second floor was mainly used for private parties and overflow.
- Kitchen roof area recently repaired.
- Updated wiring and electrical.
- Restaurant furnishings have been removed, making an ideal space for catering or daycare use.
- Fenced yard.

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