



OFFERING SUMMARY

Sale Price:	\$445,000
Lease Rate:	\$13.50 SF NNN
Demised Condo:	3,850 SF
Building Size:	7,800 SF
Lot Size:	3.2 Acres
Price / SF:	\$115.58
Year Built:	2005
Zoning:	Commercial Office

PROPERTY HIGHLIGHTS

- Medical Office Condominium, located in Sylvania Township
- Well appointed and designed office plan
- Partial basement for storage and mechanicals
- Minutes to ProMedica Flower Hospital
- Cardiac diagnostic and therapeutic equipment, including accredited Nuclear, ECG and EECF equipment negotiable

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,084	24,829	57,722
Total Population	7,203	61,940	140,217
Average HH Income	\$101,941	\$89,745	\$75,671

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.

TIM SCHLACHTER

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GENERAL INFORMATION

County/Township	Lucas
Access Road	5 Lane, dedicated turn
Nearest Intersection	W. Sylvania
Zoned	Commercial Office
Parcel #	78-21412
Acreage	3.2 acres
Parking Spaces	130 - cross easement
Curb Cuts	1
Total Building Size	7,800 SF
Units	3
Year Complete	2005
Number Of Floors	1 plus unfinished basement

BUILDING SPECIFICATIONS

Floors	Carpet/Tile
Construction Type	Wood Frame/Masonry
HVAC	Gas Forced Air
Electrical	200 amp
Roof	Asphalt Shingle
Ceiling Height	9'
Restrooms	2 ADA
Property Taxes	\$7,877/half
Condo Association Fee	\$885/month
(Includes: CAM, Water, Sewer And Common Area Real Estate Taxes)	

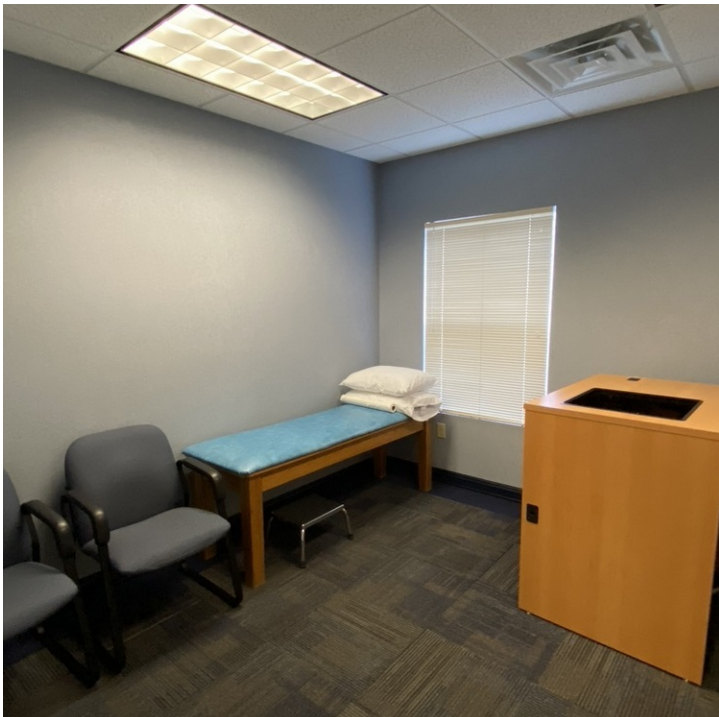


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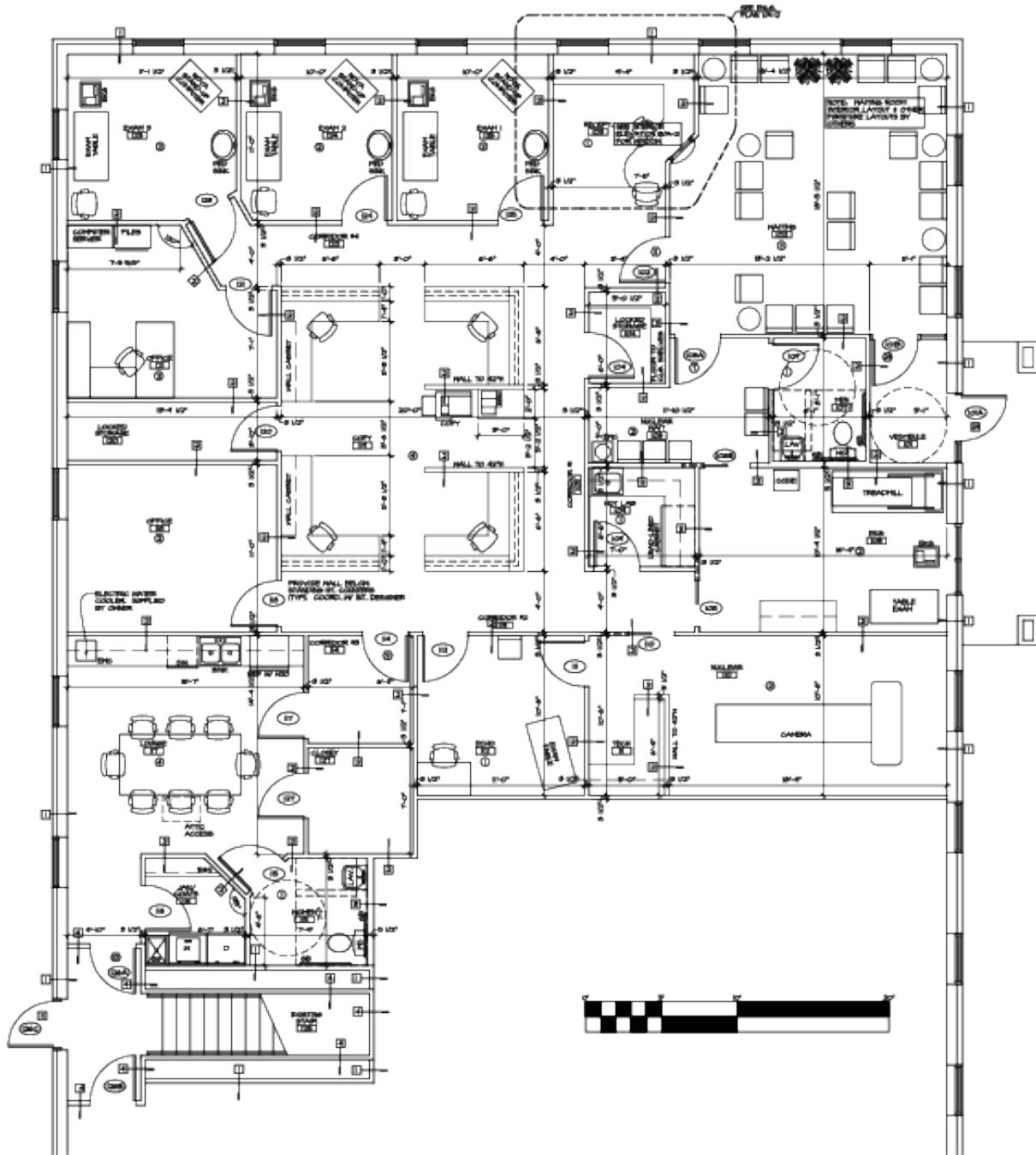


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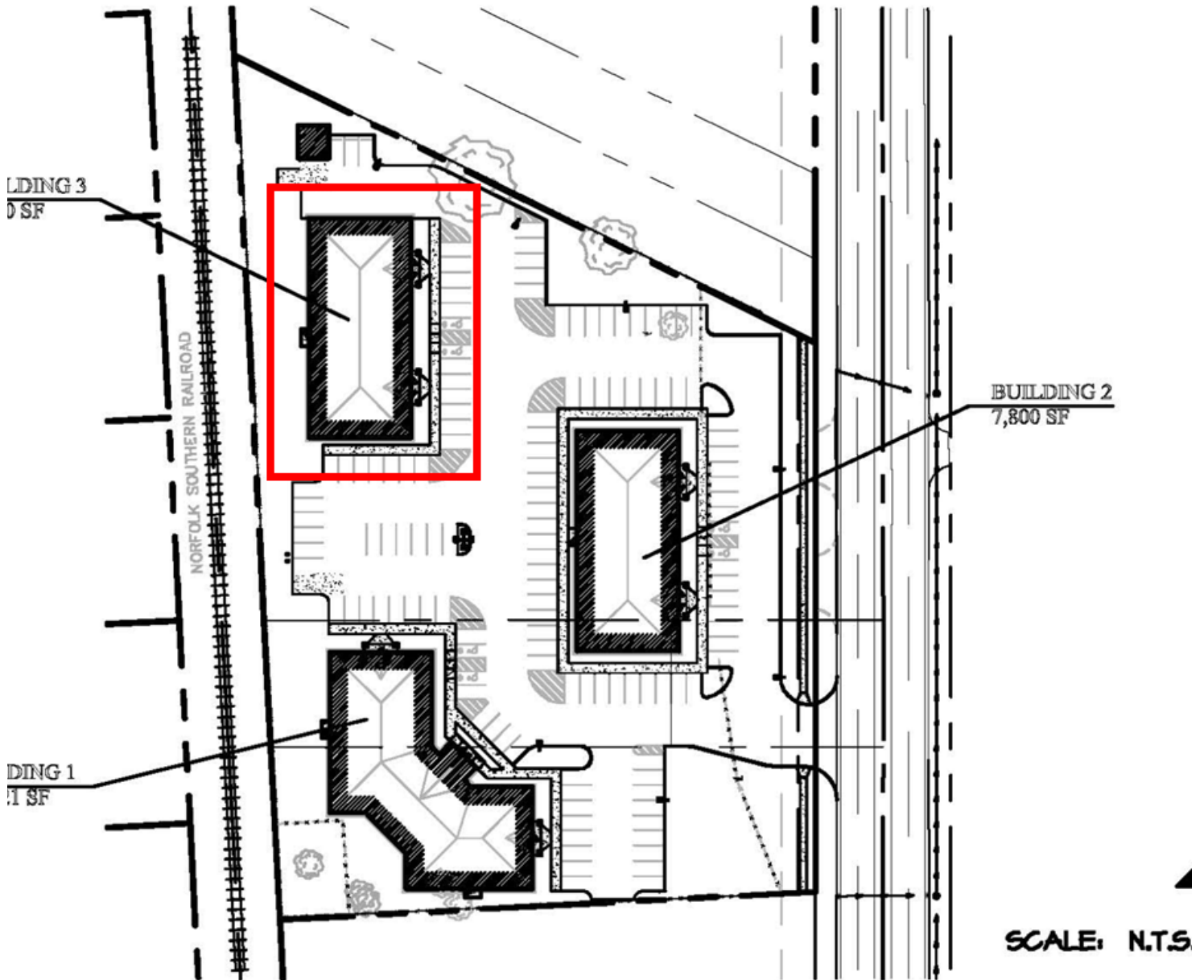


FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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KEY PLAN



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