

801 SCOTT STREET
MAUMEE, OH 43537

COMMERCIAL BUILDING FOR SALE
3,219 Square Feet Available



**SIGNATURE
ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

LET'S BE FRIENDS PRESCHOOL



GENERAL INFORMATION

| | |
|------------------------------|-----------------------------------|
| Price: | \$199,000 |
| Building Size: | 3,219 SF |
| Preschool Size: | 1,128 SF approximately |
| Number of Stories: | 1.5 |
| Year Constructed: | 1971 |
| Condition: | Very good |
| Lot Dimensions: | 77' x 250' Irregular |
| Acreage: | 0.442 |
| Closest Cross Street: | River Road |
| County: | Lucas |
| Zoning: | R-3 Two Family Residence District |
| Parking: | 2 car garage & street |
| Curb Cuts: | 1 |
| Street: | 2 lane |



For more information, please contact:

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

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BUILDING SPECIFICATIONS

| | |
|--------------------|--|
| Exterior Walls: | Brick |
| Structural System: | Wood joists |
| Roof: | Asphalt shingle – Home Depot replaced the roof on the property approximately 3 years ago. The warranty is on file. |
| Floors: | Hardwood |
| Floor Coverings: | Carpet & tile |
| Ceiling Height: | Varies – 8'± |
| Basement: | No |
| Heating: | Boiler |
| Air Conditioning: | Wall unit |
| Power: | 100 amps |
| Restrooms: | 3 |
| Security System: | No – Preschool has an electronic code front door lock. |
| Sprinklers: | No |
| Signage: | Pylon |
| Delivery Area: | Street |

RENT ROLL

Preschool: (Let's Be Friends)

Lease expires 05/31/2021; pays \$1,100/month. Tenant has an option to renew. Notification to renew is 90 days prior to lease expiration for 3 years at the same terms and conditions. Tenant has first right of refusal to purchase.

Apartment:

Lease expires 05/01/2021; pays \$1,400/month.
Landlord pays for gas + electric and all other expenses.
* Tenant pays for snow and lawn.

BUILDING INFORMATION

| | |
|-------------------|---|
| Current Occupant: | Operating "Let's Be Friends" preschool with apartment |
| Occupancy Date: | Leased |
| Sign on Property: | No |
| Key Available: | No – Arrange thru Megan Malczewski – 419 215 1008 |

2020 REAL ESTATE TAXES

| | |
|---------------------|------------|
| TD: | 36 |
| Parcel: | 20641 |
| Assessor Number: | 43-043-011 |
| Total Annual Taxes: | \$5,962.32 |

Comments:

- Very well maintained.
- Well established preschool business and preschool/residence building.
- Residence has deck area and 2-car garage.

Improvements include:

Preschool:

- New floor throughout
- New paint
- Tub sink in office and new storage cabinets

Apartment:

- Painted throughout
- Bathrooms have new floors and paint.

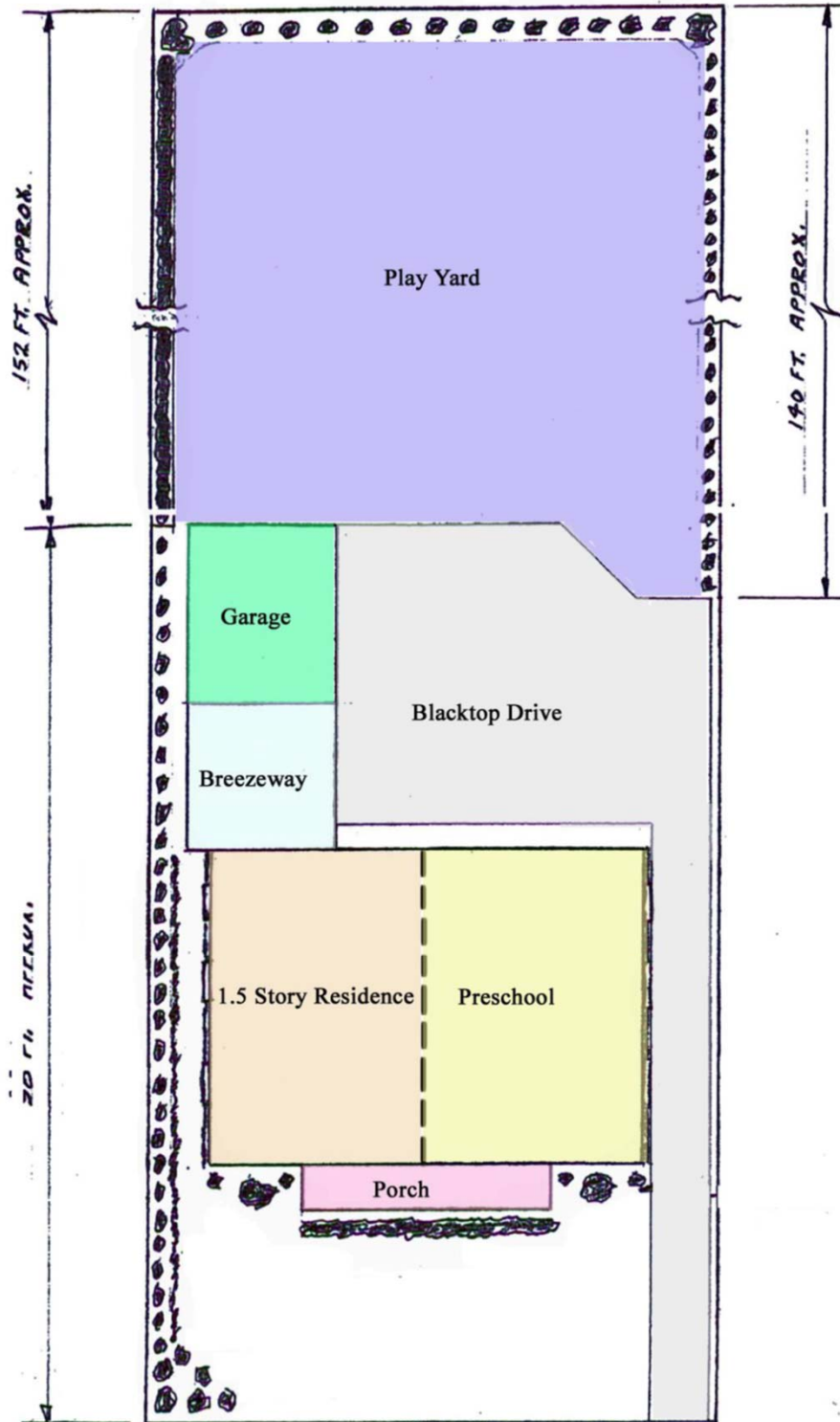
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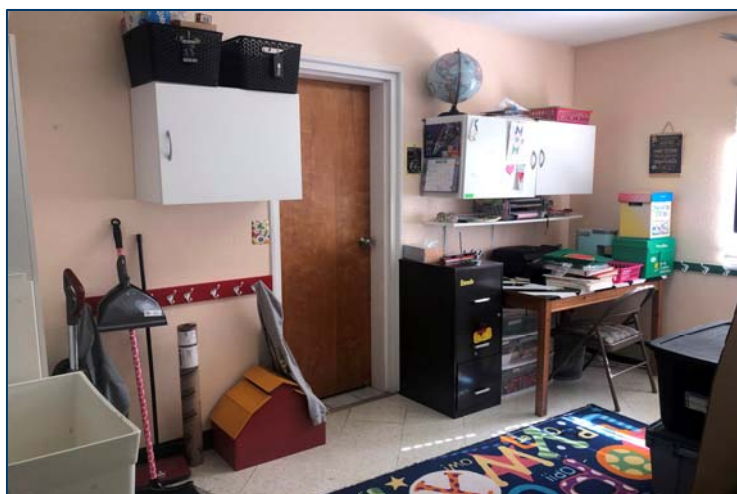
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Preschool Space



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Preschool Space



Shared garage



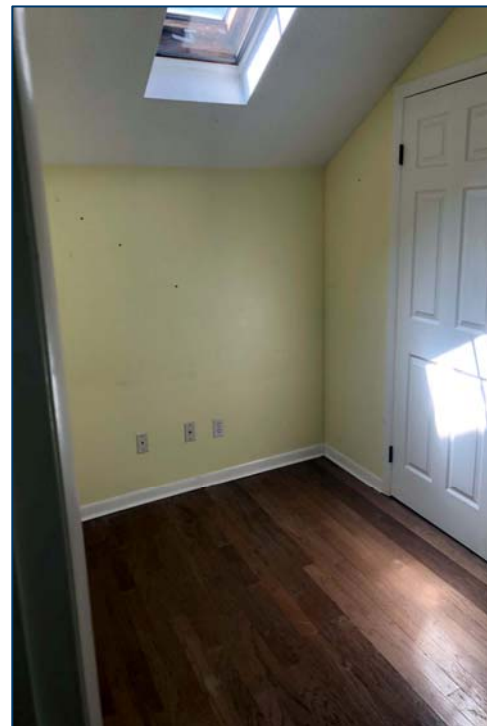
Apartment Space



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