## 705-713 CONANT STREET (AKA SOPHIA STREET) MAUMEE, OH 43537

COMMERCIAL BUILDING FOR SALE OR LEASE 1,800 Square Feet Available for Lease



FULL-SERVICE COMMERCIAL REAL ESTATE



# **GENERAL INFORMATION**

Sale Price: Lease Rate:	\$375,000 2 <sup>nd</sup> flr - 1,800 sf – \$6.00 psf gross + utilities (\$900/mo)
Building Size:	4,874 square feet
Number of Stories:	Two
Year Constructed:	1962
Condition:	Good
Acreage:	.5288 acres
Closest Cross Street:	Sophia Street
County:	Lucas
Zoning:	C-2 Commercial
Parking:	28± spaces
Curb Cuts:	One
Street:	4 lane, 2 way



For more information, please contact: **ZACK LIBER** (419) 249 6325 or (419) 367 4331 zliber@signatureassociates.com

ROB KELEGHAN, SIOR (419) 680 7663 or (419) 249 6323 rkeleghan@signatureassociates.com

#### SIGNATURE ASSOCIATES

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

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

BUILDING SPECIFICATIONS		
Exterior Walls:	Siding	
Structural System:	Wood truss	
Roof:	Peak shingle & flat membrane	
Floor Coverings:	Carpet/hardwood	
Ceiling Height:	9' – 12'	
Basement:	No	
Heating:	Gas forced air	
Air Conditioning:	Central	
Restrooms:	2 <sup>nd</sup> floor – two in hall	
Security System:	Yes	
Overhead Doors:	No	
Sprinklers:	No	
Signage:	On door	

<b>BUILDING INFORMATION</b>	
Current Occupant:	Vacant
Occupancy Date:	Upon closing or lease execution
Other Occupants:	Hair salon, Hearing, RMJ Pallets
Sign on Property:	Yes
Key Available:	Yes
LEASE DETAILS	
Term:	2+ years
Security Deposit:	1 month's rent

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Improvement Allowance:	Negotiable		
Tenant Responsible For:	Utilities & suite janitorial		
2022 REAL ESTATE TAXES			
TD:	36		
Parcels:	01501		
Assessor Number:	43183026		

Negotiable

Total Taxes: \$5,298.21

Comments:

- Great Maumee location with ample parking on both sides of building.
- Great opportunity for Owner/investor.
- > Well-maintained and professionally managed.
- 2<sup>nd</sup> floor office is functional and access in front and back stairs.
- Rent roll available upon request.

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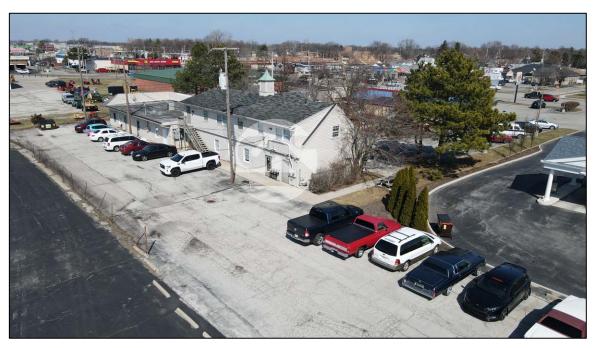
Options:

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4,874 Square Feet AVAILABLE



Back parking lot overview



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