

**705-713 CONANT STREET**

(AKA SOPHIA STREET)

**MAUMEE, OH 43537**

**COMMERCIAL BUILDING FOR SALE OR LEASE**

1,800 Square Feet Available for Lease

4,874 Square Feet Available for Sale



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ASSOCIATES**

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FULL-SERVICE COMMERCIAL REAL ESTATE



**GENERAL INFORMATION**

Sale Price:	\$375,000
Lease Rate:	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

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**ROB KELEGHAN, SIOR**

(419) 680 7663 or (419) 249 6323

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**SIGNATURE ASSOCIATES**

Four SeaGate, Suite 608

Toledo, Ohio 43604

www.signatureassociates.com

# 705-713 Conant Street, Maumee, OH 43537

## Commercial Building For Sale or Lease

4,874  
Square Feet  
AVAILABLE

### 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

### BUILDING INFORMATION

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
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Utilities & suite janitorial

### 2022 REAL ESTATE TAXES

TD:	36
Parcels:	01501
Assessor Number:	43183026
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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Back parking lot overview



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