

3150 DUSTIN ROAD
OREGON, OHIO 43616

OFFICE SPACE FOR SALE
9,752 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$700,000
Available Space:	9,752 SF
Building Size:	9,752 SF *
Number of Stories:	1 with loft
Year Constructed:	2004
Condition:	Excellent
Closest Cross Street:	Coy Road & Isaac Streets
County:	Lucas
Acreage:	1.7327
Zoning:	C-4 Business District
Parking:	40 spaces
Curb Cuts:	1
Street:	2 lane, 2 way

* Per AREIS Lucas County



For more information, please contact:

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Four SeaGate, Suite 608
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BUILDING SPECIFICATIONS

Exterior Walls:	Stone and dryvit
Structural System:	Wood stud
Roof:	Wood truss & asphalt shingle
Floors:	Concrete
Floor Coverings:	Carpet and tile
Ceiling Height:	10' approx.
Basement:	Yes – Water heater, furnaces, Vasko Family Dental Care equipment located in the basement and crawl space.
Heating:	GFA – 4 HVAC units in Vasko's office
Air Conditioning:	Central
Power:	400 amps 208/120V 3 phase
Security System:	Yes
Restrooms:	Per suite
Sprinklers:	No
Signage:	Freestanding monument on Dustin Road.

BUILDING INFORMATION

Current Tenants:	Vasko Family Dental Services Heartland Rehabilitation
Occupancy Date:	At closing
Sign on Property:	Yes
Key Available:	By appointment only

2019 REAL ESTATE TAXES

TD:	44
Parcel:	23198
Assessor Number:	24-032-224
Total Taxes:	\$21,463.23

Comments:

- 24' x 34' canopy.
- Additional lot included for building or parking lot expansion.

2018 Expenses:

- Parking lot – \$1,613.53
- Gas (common corridor) – \$462.62
- Water bill (the building) – \$2,389.56
- Irrigation – \$977.49.
- Snow removal, grass cutting and landscaping – \$4,606.04

RENT SUMMARY:

Tenant	Space	Square Feet	Rent	Comments
Vasko Family Dental Care	1 st floor	4,360	\$4,000/month (\$9.56/SF) NNN	Will leaseback for 5 years
	Loft	660		
Heartland Rehabilitation Services		2,357	\$2,250/mo. Plus utilities (\$11.46/SF)	Month to Month
Unfinished Suite		1,643		
3 electric/gas meters – 3 suites				

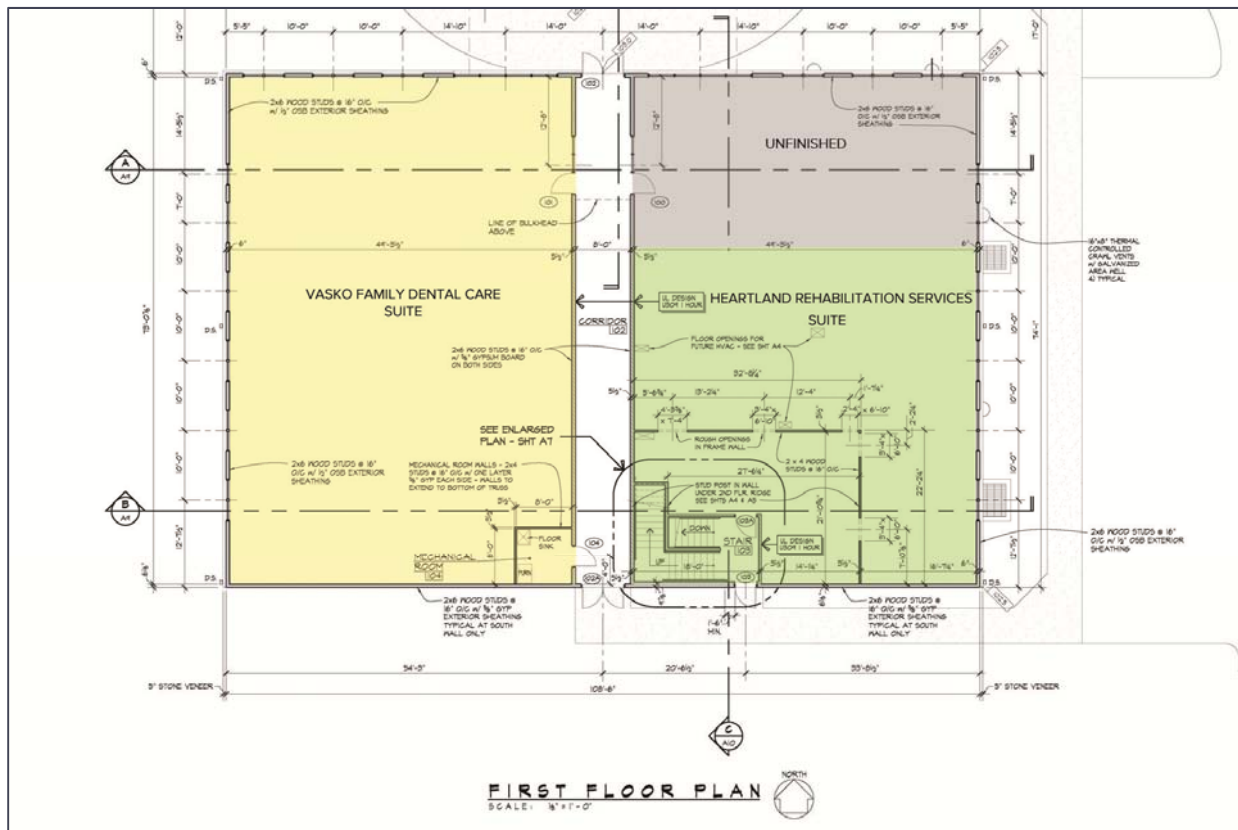
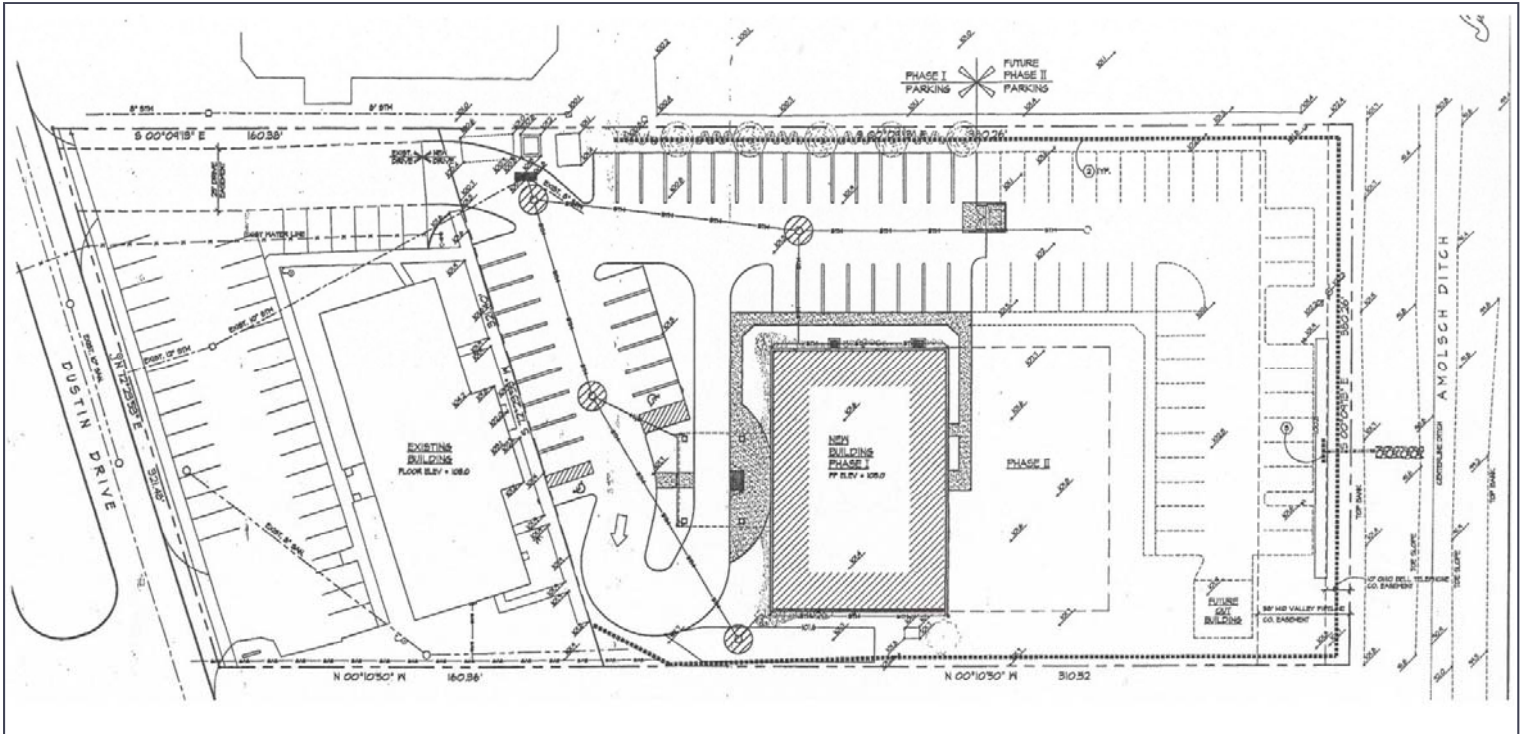
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Concept Drawing of Expanded Parking Lot



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Vasko Family Dental Care



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Loft Space



Basement



Basement

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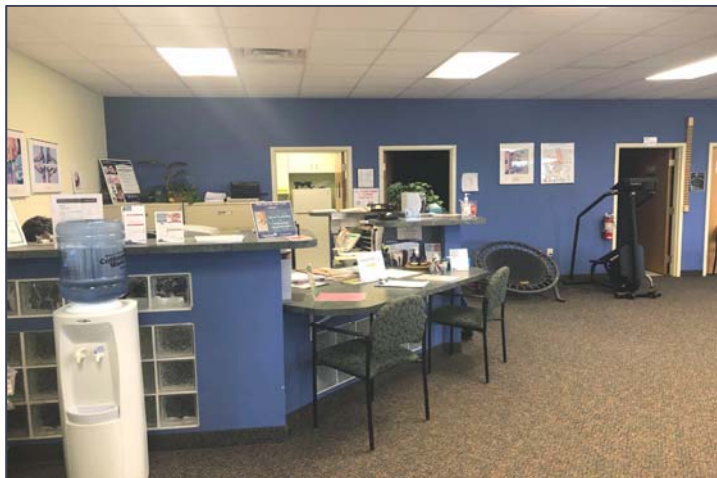
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Heartland Rehabilitation Services



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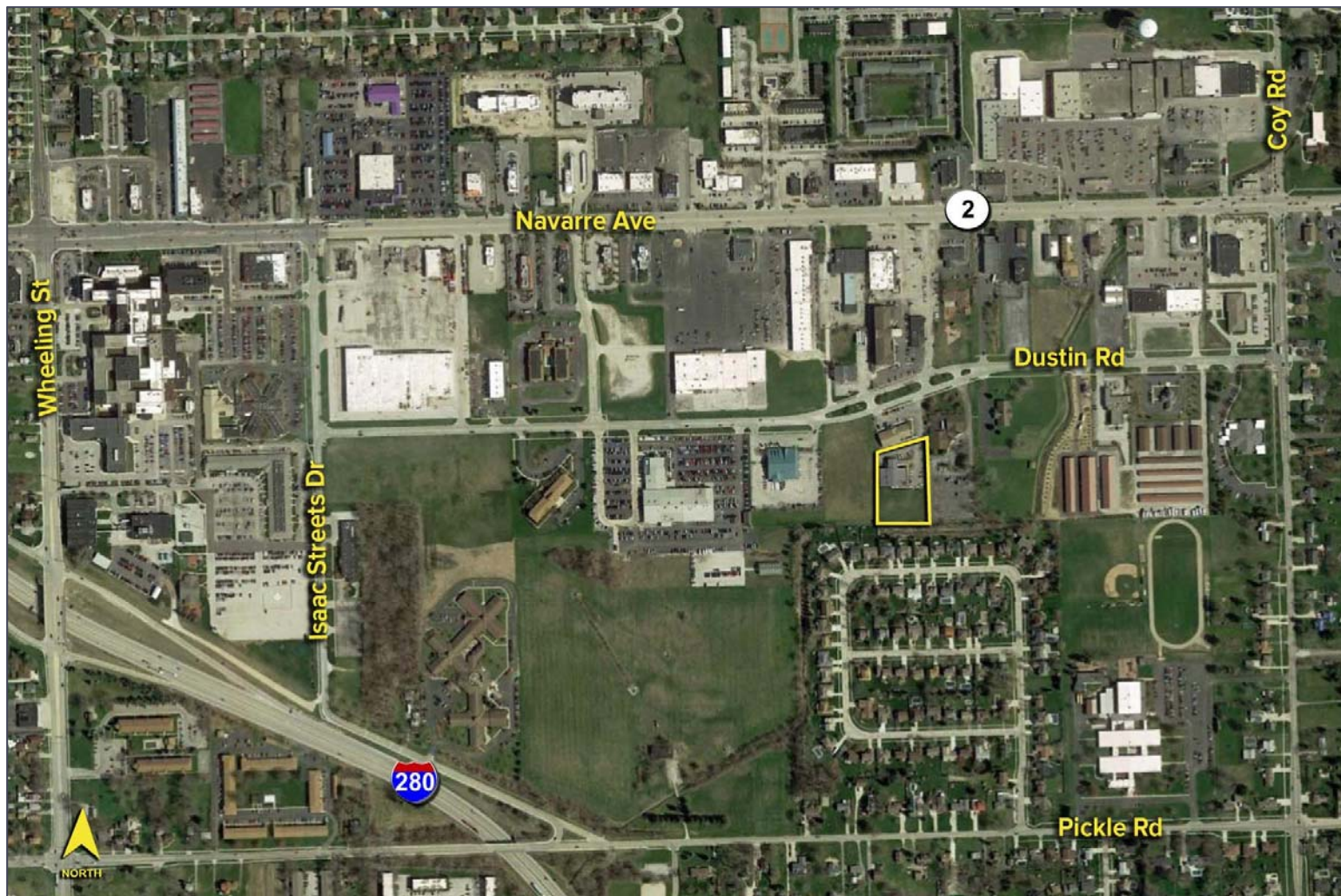
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