MILLER DANBERRY COMMERCIAL REALTY

"Innovative Solutions at Work"

OFFICE BUILDING FOR SALE

859 N. DIXIE HIGHWAY, ROSSFORD, OH 43460

OFFERING SUMMARY

Sale Price:	$125,000
Price / SF:	$34.72
Building Size:	3,600 SF
Lot Size:	0.42 Acres
Year Built:	1987
Zoning:	Commercial
County:	Wood
Parking Spaces:	40

PROPERTY HIGHLIGHTS

- New Roof
- Excellent exposure on N. Dixie Highway
- Located in downtown Rossford with walkable distance to Public Library, Rossford High School, restaurants
- Three minutes to I-75 at Miami St. Exit
- Second floor office space available

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,022	21,731	72,207
Total Population	5,002	55,351	178,182
Average HH Income	$75,568	$51,520	$44,479

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.

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LOCATION INFORMATION

Street Address	859 N. Dixie Highway
City, State, Zip	Rossford, OH 43460
County/Township	Wood
Nearest Intersection	Eagle Point Rd.
Parcel #	T68-300-800414016000
Lot Size	125' x 150'
Building Size	3,600 SF
Year Built	1987
Remodeled	2013
Number Of Floors	1.5
Floor Coverings	Carpet/Tile
Construction Type	Wood Frame
Heating	Gas Forced Air
Cooling	Central Air
Roof	Asphalt/Shingle
Ceiling Height	10'
Parking Spaces	40 (In common)
Signage	On building & street (per code)

ANNUAL TAXES

General	$4,963.34
Special	$81.48
Total	$5,044.82

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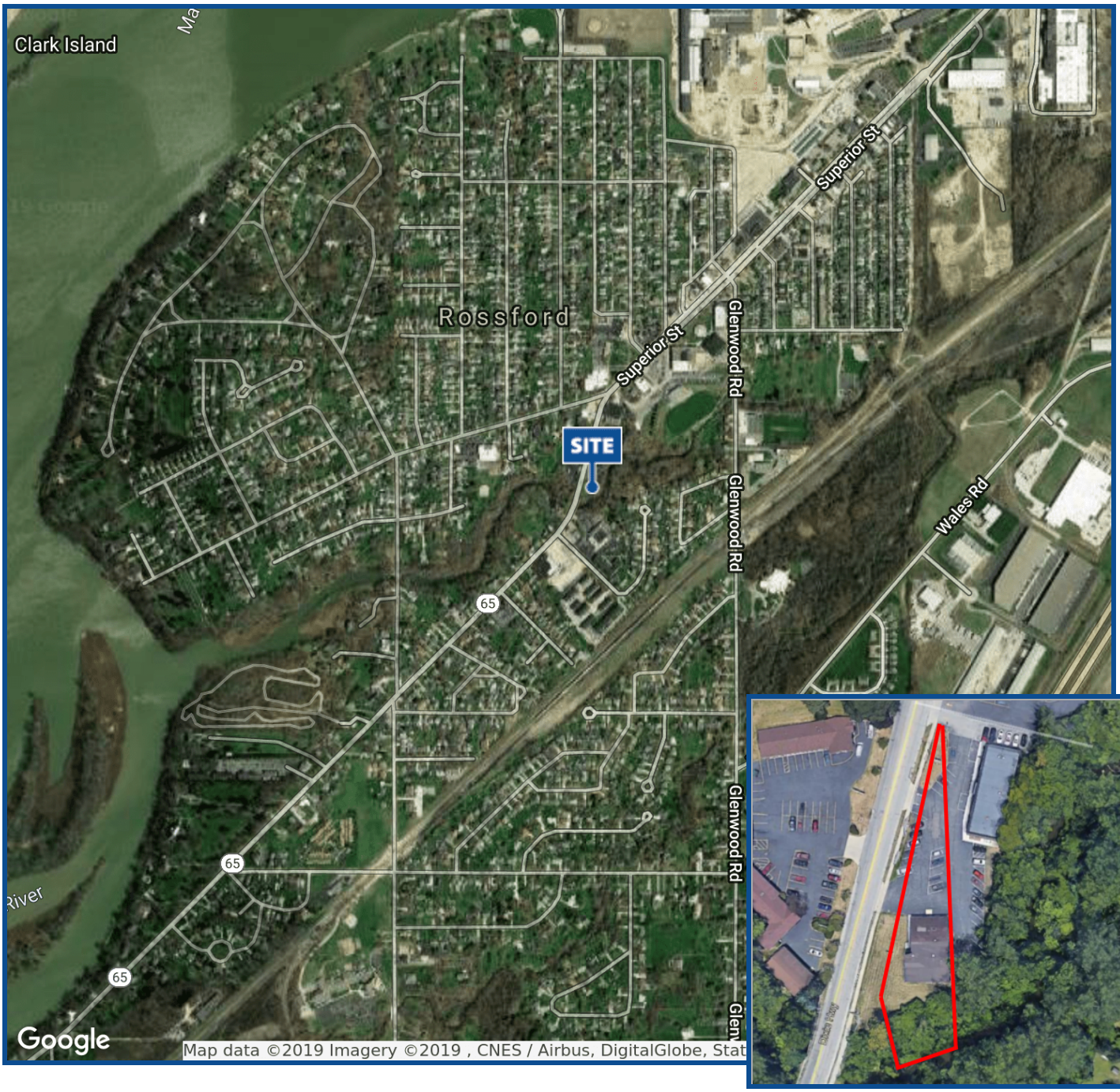

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