

819 LIME CITY ROAD
ROSSFORD, OH 43460

COMMERCIAL BUILDING FOR SALE
40,900 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

INTERSTATE LANES



GENERAL INFORMATION

Price:	\$1,750,000
Building Size:	40,900 square feet (160'x254')
Number of Stories:	One
Year Constructed:	1981
Condition:	Good
Lot Dimensions:	304'x1,327'
Acreage:	9.43 acres
Closest Cross Street:	Buck Road roundabout
County:	Wood
Zoning:	C-2 – Business/Office/Commercial District
Parking:	Approx. 200 spaces
Curb Cuts:	Two on Lime City Road
Street:	2 lane, 2 way



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
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Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Exterior Walls:	Metal
Structural System:	Pre-engineered metal
Roof:	Metal
Floors:	Concrete
Floor Coverings:	Carpet/sealed concrete/ceramic tile
Ceiling Height:	Height to the beam at the knee is 12'3". Height to the insulation at the knee is 16'9". Maximum height to the insulation at high point is 18'11".
Basement:	No
Heating:	Gas forced air. Unit heaters in unfinished area.
Air Conditioning:	Central & ceiling/exhaust fans
Power:	1200a/3-phase/4-wire/128/208v
Restrooms:	Five
Security System:	Video surveillance
Overhead Doors:	One – 10'
Sprinklers:	Partial wet system
Signage:	Facia on three sides, including I-75

BUILDING INFORMATION

Current Occupant:	Interstate Lanes
Occupancy Date:	Negotiable
Other Occupants:	None
Sign on Property:	No
Key Available:	No

2020 REAL ESTATE TAXES

Parcel:	T68-300-260101009000
Total Taxes:	\$50,452.87
Land Valuation:	\$594,700
Improvement Valuation:	\$404,000
Total Valuation:	\$998,700

Comments:

- Located in Flood Zone X, an area that is determined to be outside the 100 and 500 Year Flood Plains.
- Layout includes 40 AMF lanes with upgrades and video scoreboard monitors, a pro shop, customer service area, arcade, two locker rooms, two lounges, billiard room, banquet/event room, kitchen with dry storage room, snack bar, three management offices, janitorial closets, storage rooms with maintenance areas and mechanical area for pin setting at the rear of the lanes.
- Two walk-in coolers, washer/dryer with connections, intercom system.
- Liquor license available.
- Multiple entrance vestibules.
- Clearspan area approximates 130'x256'.

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West elevation



South elevation



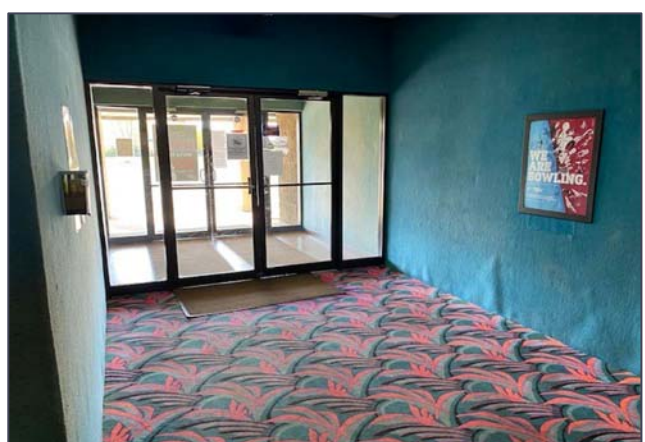
Southeast elevation



East elevation



Entry



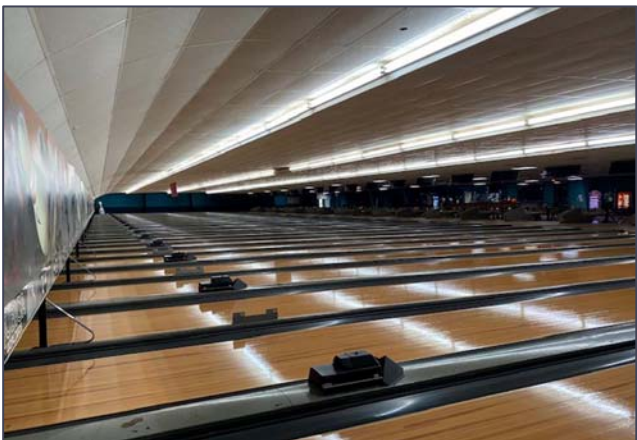
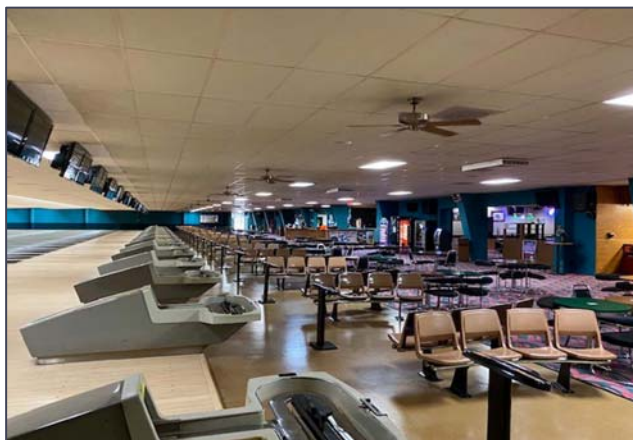
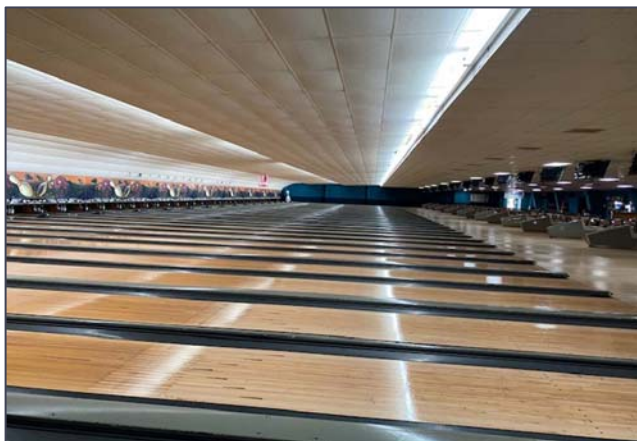
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Bowling area and equipment

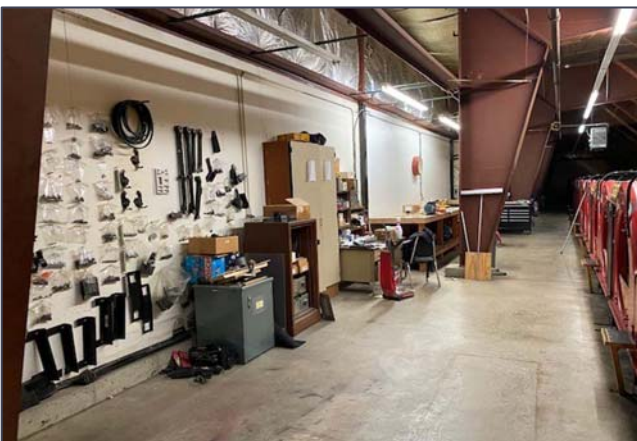


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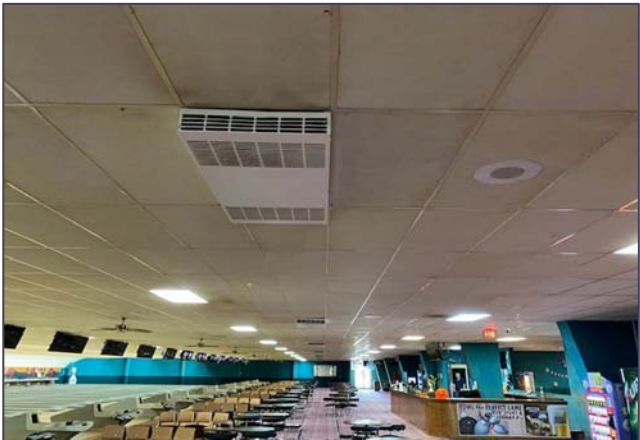
Bowling equipment



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Mechanicals



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Meeting room



Meeting room



Meeting room



Restrooms



Bar



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Office



Lounge



Arcade



Check in



Snack area



Snack area

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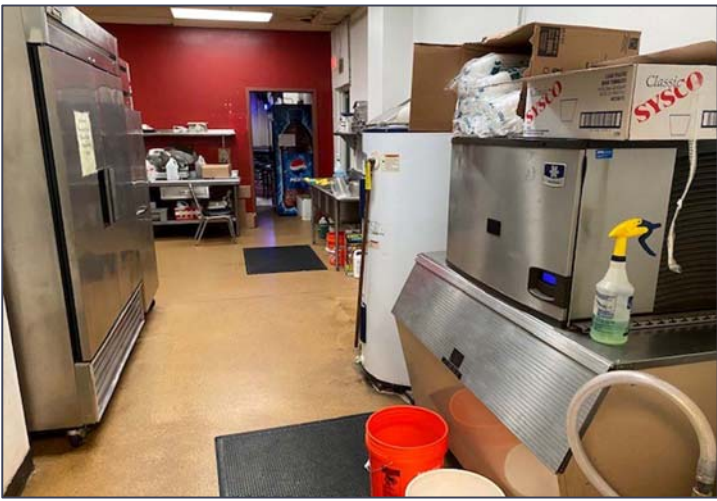
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Cooler 1



Prep area



Cooler 2



Supply area

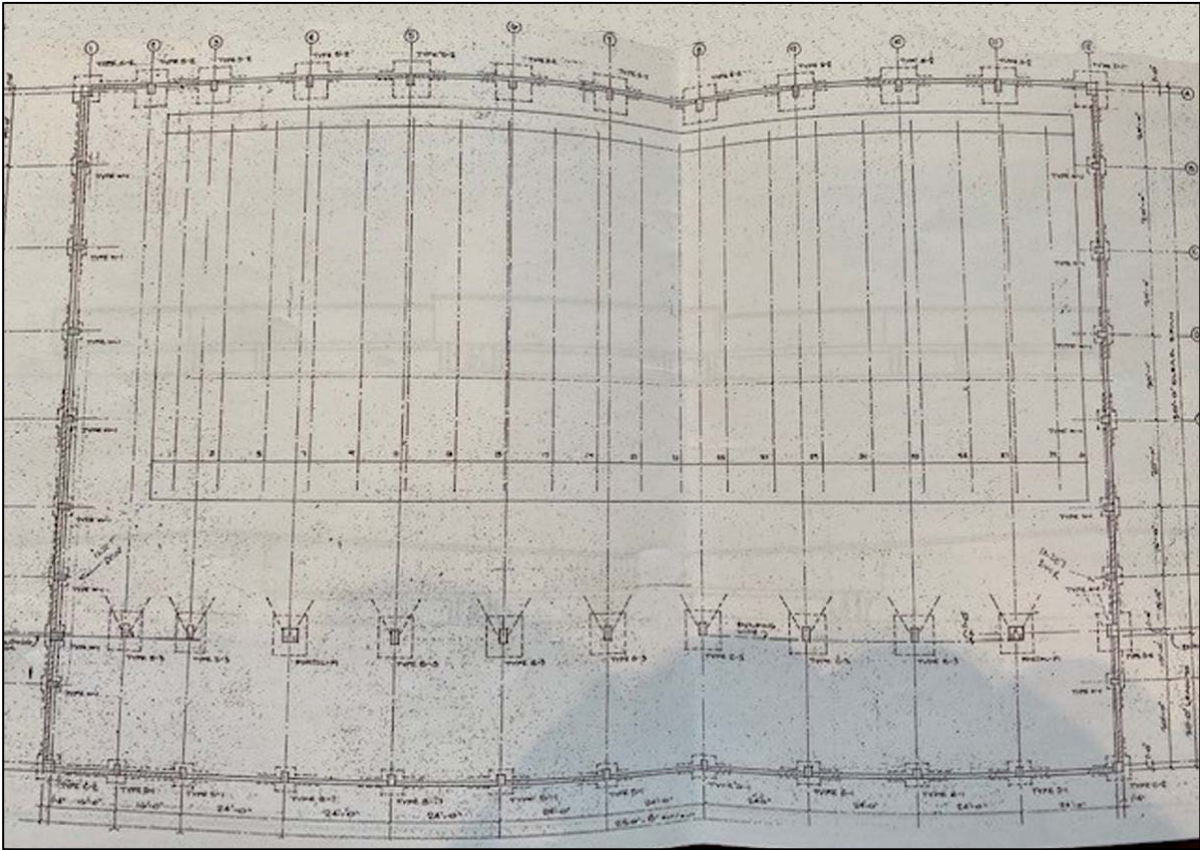
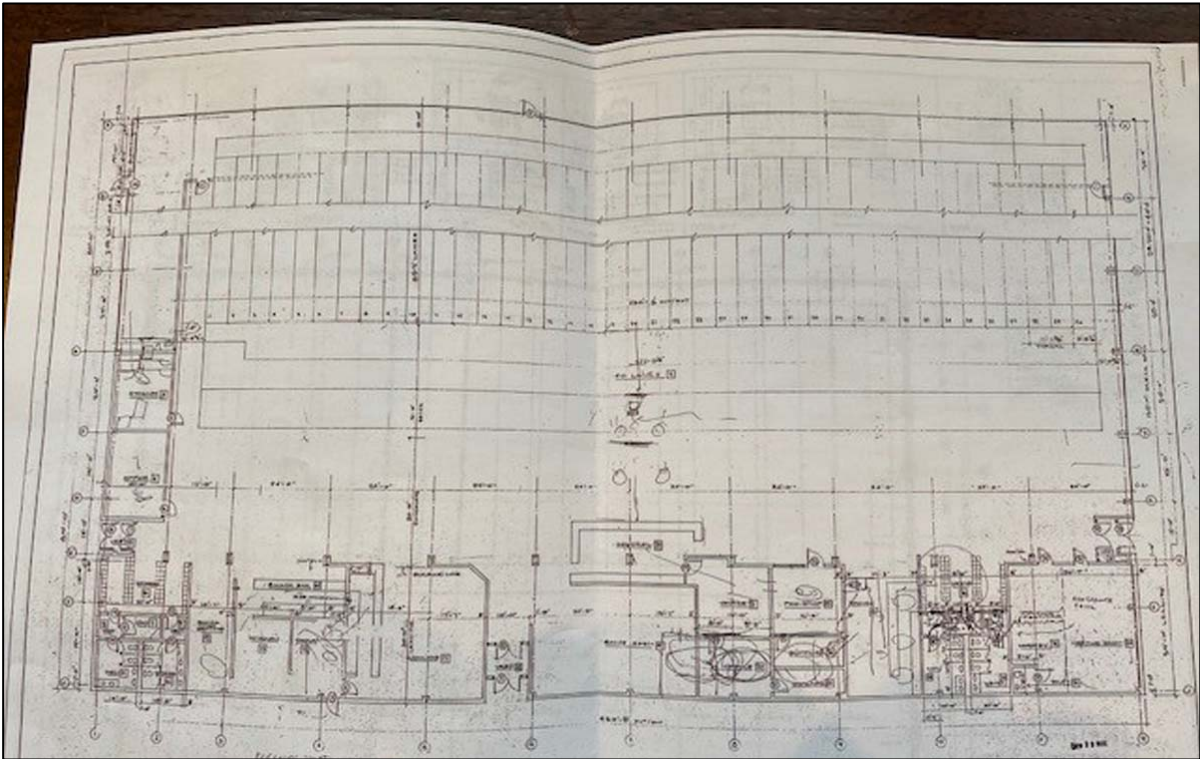
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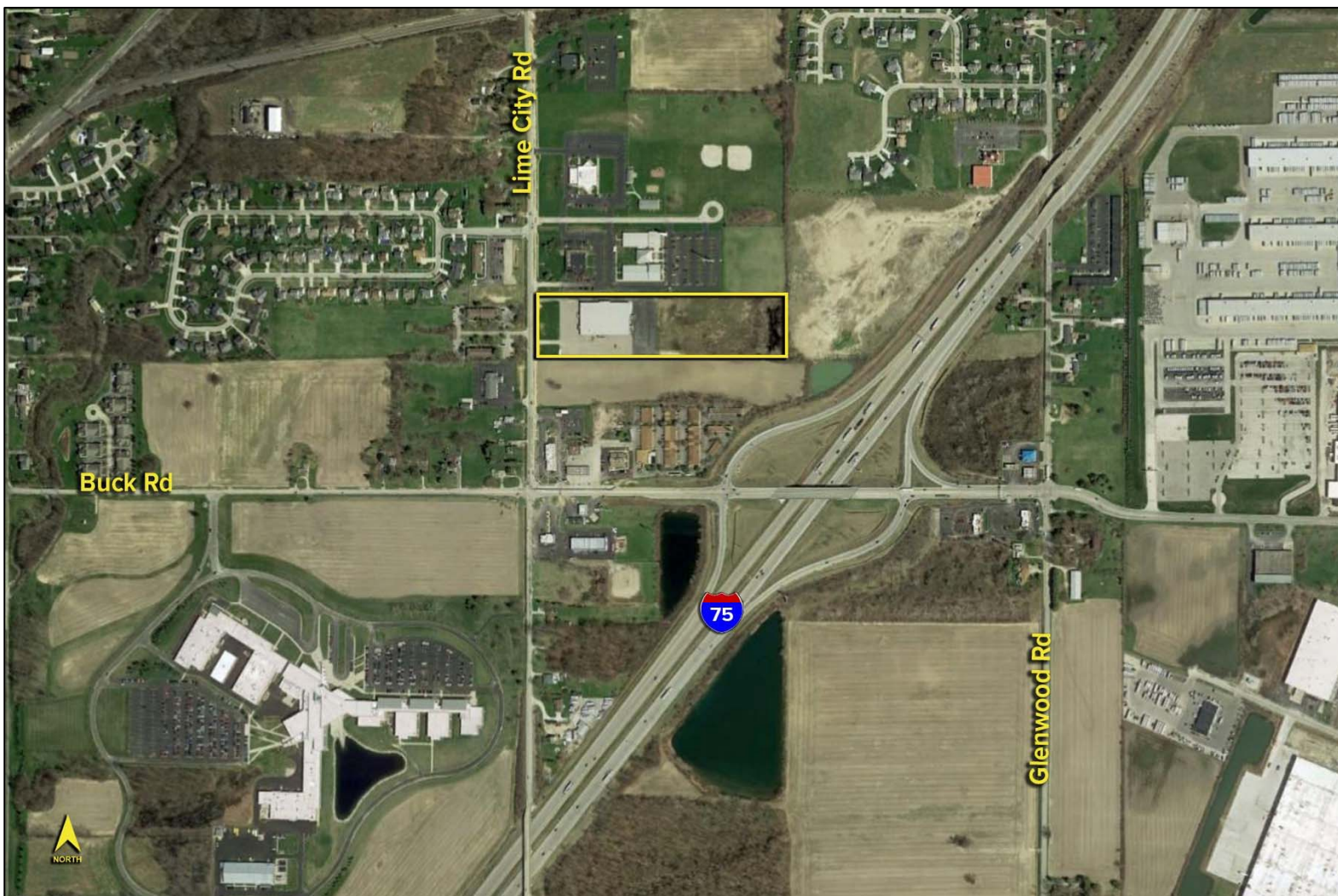
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