

2716 N. MAIN STREET
FINDLAY, OH 45840

COMMERCIAL BUILDING FOR SALE OR LEASE
17,400 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

MULTI-TENANT BUILDING



GENERAL INFORMATION

Price:	\$1,150,000
Lease Rate:	\$14.00 per square foot gross
Space Available:	17,400 square feet
Building Size:	17,400 square feet
Number of Stories:	One
Year Constructed:	1954
Condition:	Average
Lot Dimensions:	188.28' x 180'
Acreage:	0.776 acres
Closest Cross Street:	Bigelow Avenue
County:	Hancock
Zoning:	C-2 – General Commercial
Parking:	14 spaces
Curb Cuts:	Two
Street:	4 lane, 2 way

AVAILABLE SPACE

	SIZE
Suite 1 – Medal – Owner occupied	3,200 SF
Suite 2 - Vacant	3,200 SF
Suite 3 – Vacant	2,400 SF
Suite 4 – Vacant	2,400 SF
Suite 5 – Owner occupied	2,400 SF

For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
rpmack@signatureassociates.com

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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

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BUILDING SPECIFICATIONS

Exterior Walls:	Concrete block/metal
Structural System:	Concrete block
Roof:	Flat rubber/pitched metal
Floors:	Concrete
Floor Coverings:	Varies – epoxy/sealed concrete, luxury vinyl plank Exposed slab in warehouse
Ceiling Height:	10' – 12'
Basement:	No
Heating:	Five updated gas forced air rooftop units
Air Conditioning:	Five updated central air rooftop units
Power:	600a/120/208v/3-phase
Restrooms:	Two - shared
Security System:	Available
Overhead Doors:	Yes
Sprinklers:	No
Signage:	Pylon

BUILDING INFORMATION

Current Occupant:	Potential multi-tenant scenario
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Yes – see listing agent

2023 REAL ESTATE TAXES

Parcel:	570000200820
Total Taxes:	\$6,532.16
Land valuation:	\$61,480
Improvement valuation:	\$274,100
Total valuation:	\$335,580

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Pass thrus going beyond base year for all operating expenses.

Comments:

- Historically owned and operated by Brindle's Furniture. Current owner has made major renovations to convert the building to multi-tenant use.
- Building is divided into 5 retail units with a common rear warehouse/delivery area and 2 shared restrooms. There is a janitor closet in the common rear warehouse.

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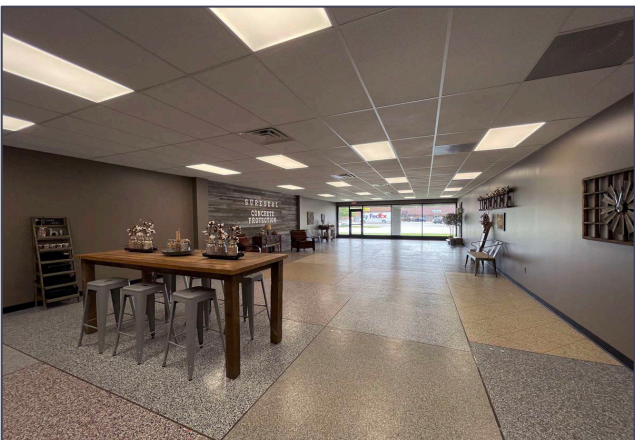
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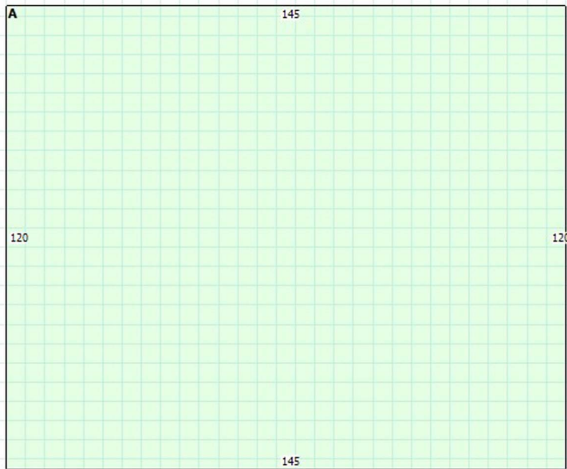
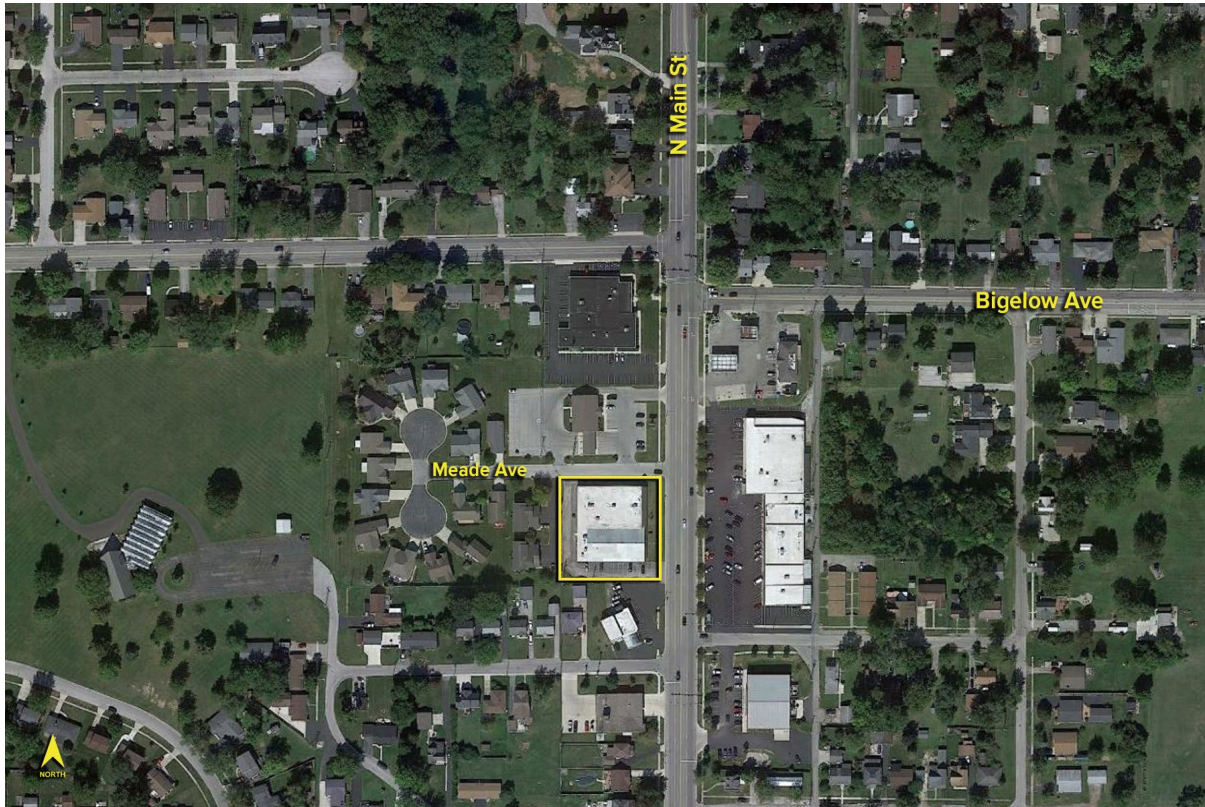
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	8,353	\$57,359
3 MILE	35,821	\$58,559
5 MILE	52,473	\$65,416

TRAFFIC COUNTS (TWO-WAY)

N MAIN STREET	9,800 (2021)
BIGELOW AVENUE	6,387 (2021)

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