

40 S. SECOND STREET
WATERVILLE, OH 43566

COMMERCIAL BUILDING FOR SALE
1,402 Square Feet Available



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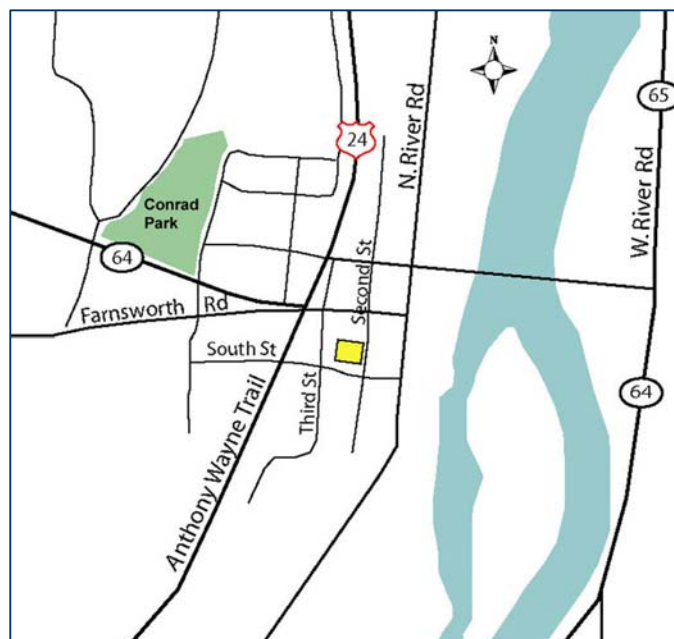
FULL-SERVICE COMMERCIAL REAL ESTATE

WELLNESS CENTER DAY SPA & SALON



GENERAL INFORMATION

Price:	\$159,000
Building Size:	2,502 square feet total First floor is 1,402 square feet finished
Number of Stories:	2
Year Constructed:	1986 - completely restored in 2004
Condition:	Excellent
Lot Dimensions:	93.25' x 132'
Acreage:	0.303
Closest Cross Street:	Farnsworth and South
County:	Lucas
Zoning:	Commercial District
Parking:	9+ spaces
Curb Cuts:	2
Street:	Second Street – 2 lane, 1 way South – 2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Wood
Structural System:	Wood – foam insulation injected in attic
Roof:	Owens Corning laminate shingle
Floors:	Wood
Floor Coverings:	Carpet
Ceiling Height:	Approximately 10'
Basement:	Crawl space
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	1
Security System:	No
Sprinklers:	No
Signage:	Freestanding and building facia

Comments:

- Historical Downtown Waterville property. Updated per Historic Code.
- Turnkey business opportunity.
- Building layout includes:
 - Waiting/lobby area
 - Business office
 - 1 massage room and 1 esthetician room
 - Dispensary
 - Restroom
 - Shampoo room with 2 shampoo stations; 2 styling stations
 - Parlor
 - Mani-pedi room
- Less than 1/2 mile to US-24.
- 4.5 miles to I-475.
- New windows.
- Wired for a sound system.
- Second floor is 1,023 square feet of unfinished space.

BUILDING INFORMATION

Current Occupant:	Owner – Wellness Center Day Spa and Salon
Occupancy Date:	Upon Closing
Sign on Property:	No
Key Available:	No – showings must be arranged with owner as business is operating

2016 REAL ESTATE TAXES

TD:	96
Parcel:	10941
Assessor Number:	46-011-003
Total Taxes:	\$1,400.88

UTILITIES

Average utility payments per month for Wellness Center Day Spa & Salon:

Water	\$27.50
Electric	\$64.80
Gas	\$51.80



Carriage House

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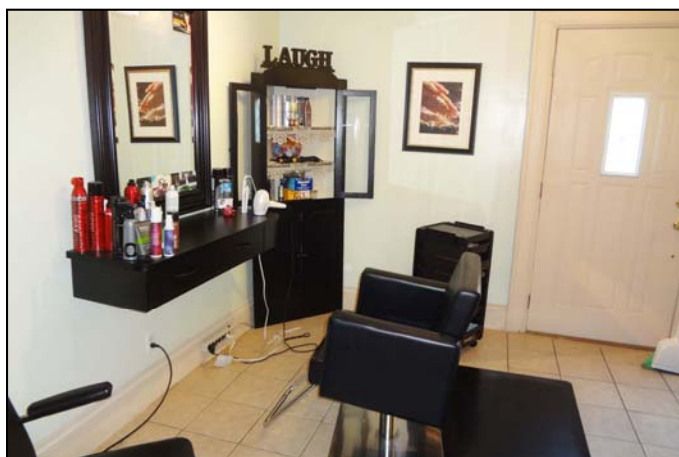
Parlor



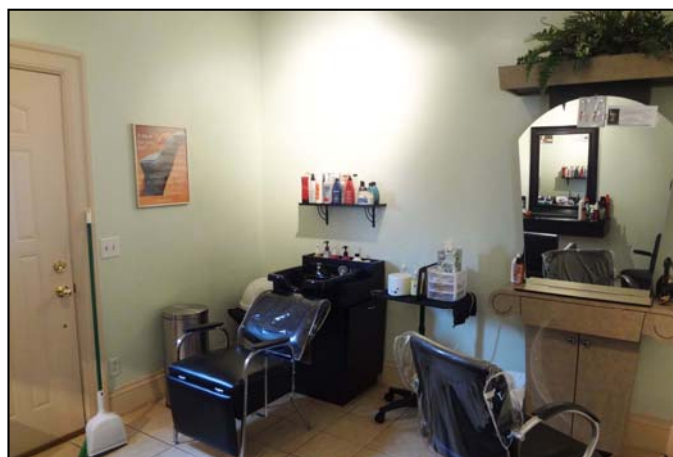
Main Room



Parlor



Styling Station



Shampoo Station

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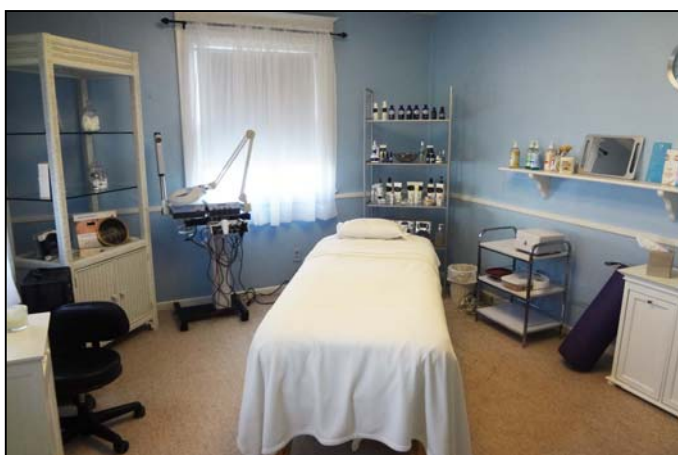
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Office



Massage Room



Esthetician Room



Main Room



Dispensary

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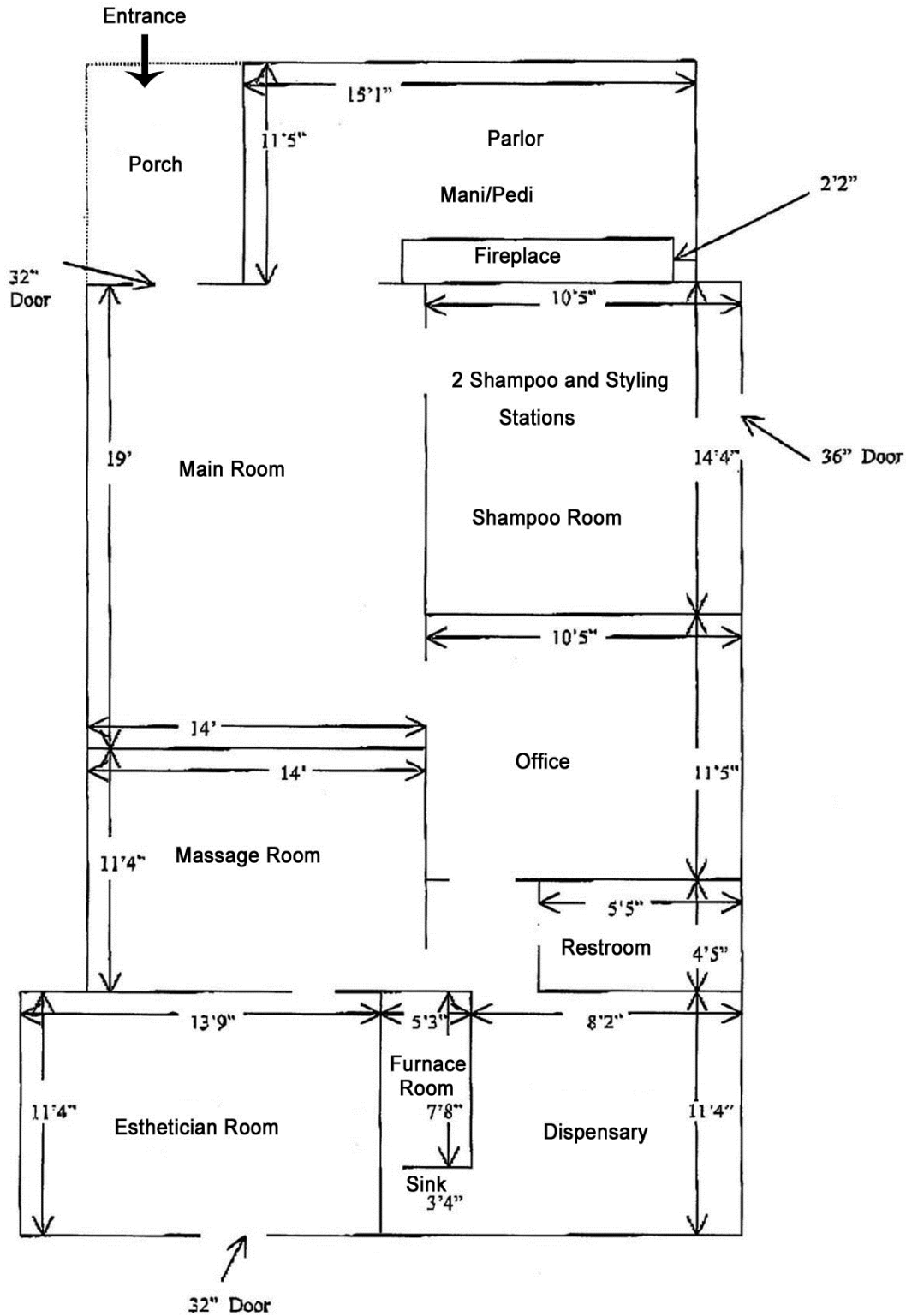
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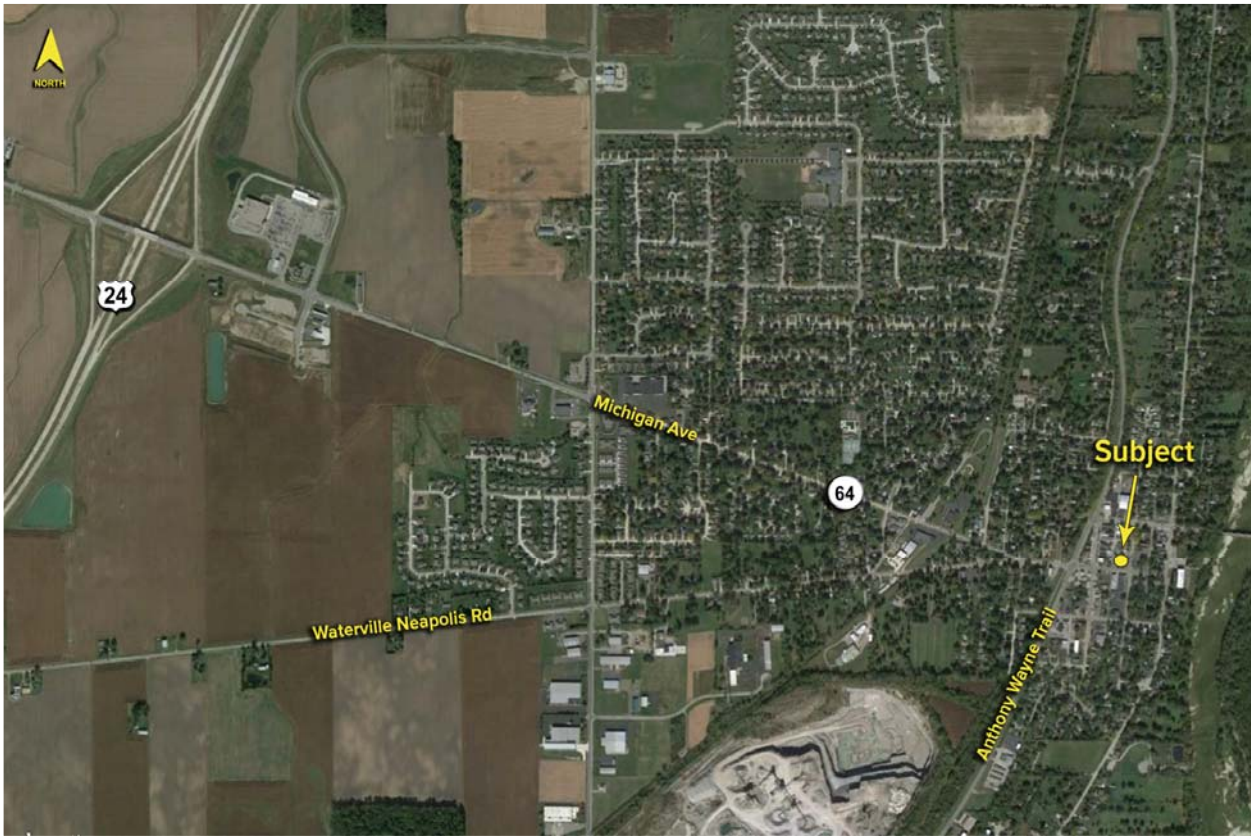
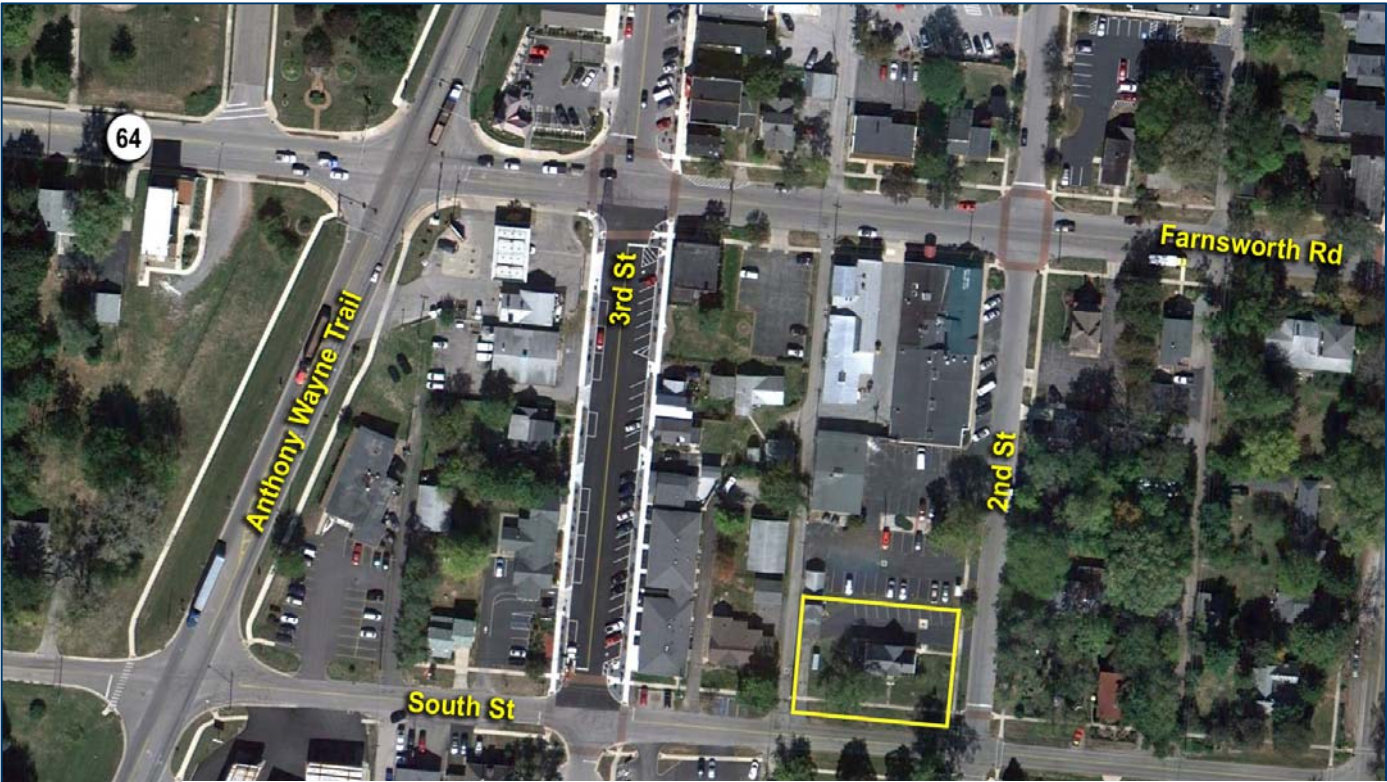
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