

107 E. SOUTH STREET
McCOMB, OH 45858

INDUSTRIAL BUILDING FOR SALE
5,830 Square Feet Available



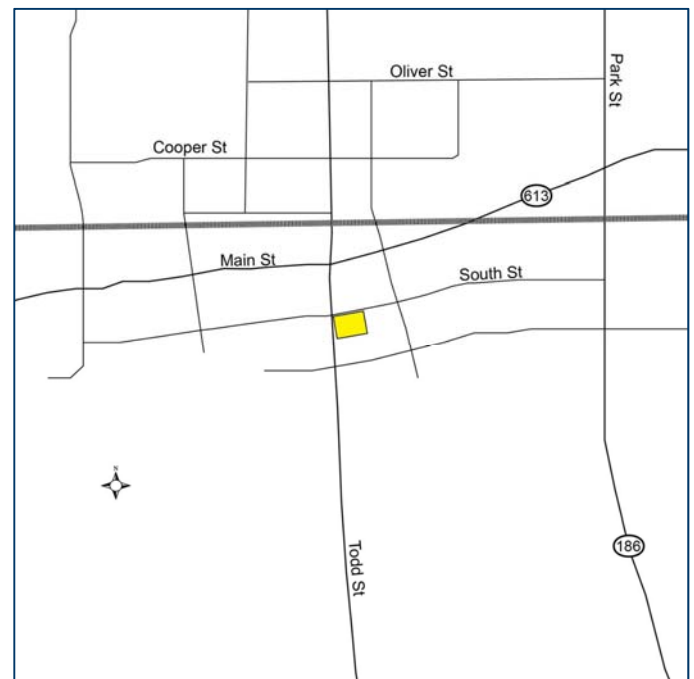
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$75,000
Building Size:	5,830
Number of Stories:	1
Year Constructed:	1925
Condition:	Fair
Acreage:	0.52 on 3 lots
Land Dimensions:	Approximately 50' x 150' each
Closest Cross Street:	S. Todd Street
County:	Hancock
Zoning:	B-2 General Business
Parking:	Stoned lot, fenced and secured
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Office Space:	None
Shop Space:	5,830 square feet
Exterior Walls:	Wood
Structural System:	Wood frame
Roof:	Gable/Hip
Floors:	Concrete
Ceiling Height:	10' to 12'
Basement:	No
Heating:	No
Air Conditioning:	No
Power:	100 amp
Security System:	No
Restrooms:	No
Overhead Door:	No
Truck Well/Dock:	No
Sprinklers:	No
Rail:	No
Cranes:	No
Floor Drains:	No
Signage:	Per Municipal Code

BUILDING INFORMATION

Current Occupant:	None – building is vacant
Occupancy Date:	Immediately
Sign on Property:	Yes
Key Available:	Arrange walk-thru with listing agents

UTILITIES

Electric:	AEP
Gas:	N/A
Water:	N/A
Sanitary Sewer:	N/A
Storm Sewer:	N/A

2015 REAL ESTATE TAXES

	41-0000101600
	41-0000101610
Parcels:	41-0000101620
	41-0000101630
Total Taxes:	\$822.84

Comments:

- Sliding barn door allows vehicle to enter the building.
- Located adjacent to the McComb Public Library.
- 10.5 miles to Findlay.
- 7 minutes to I-75, 10 minutes to Findlay, 25 minutes to Lima and 45 minutes to Toledo.

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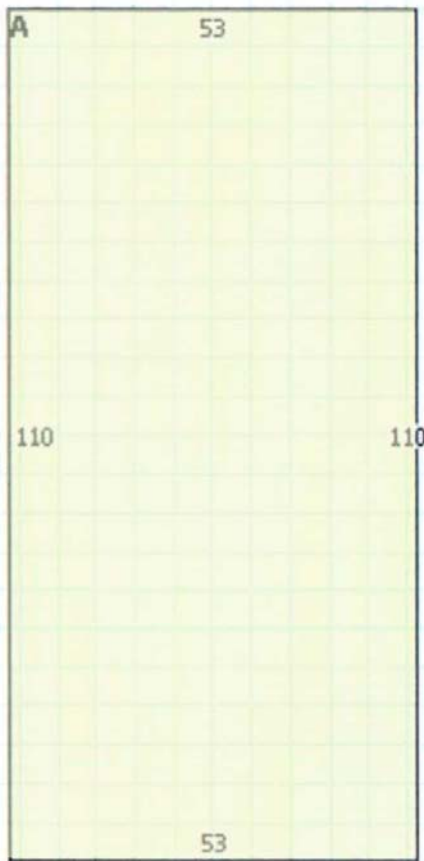
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Industrial Building For Sale

5,830
Square Feet
AVAILABLE



Scale: 5ft

A UTIL BLDG/1s FR/9/S 1.0 1925
5830 sqft

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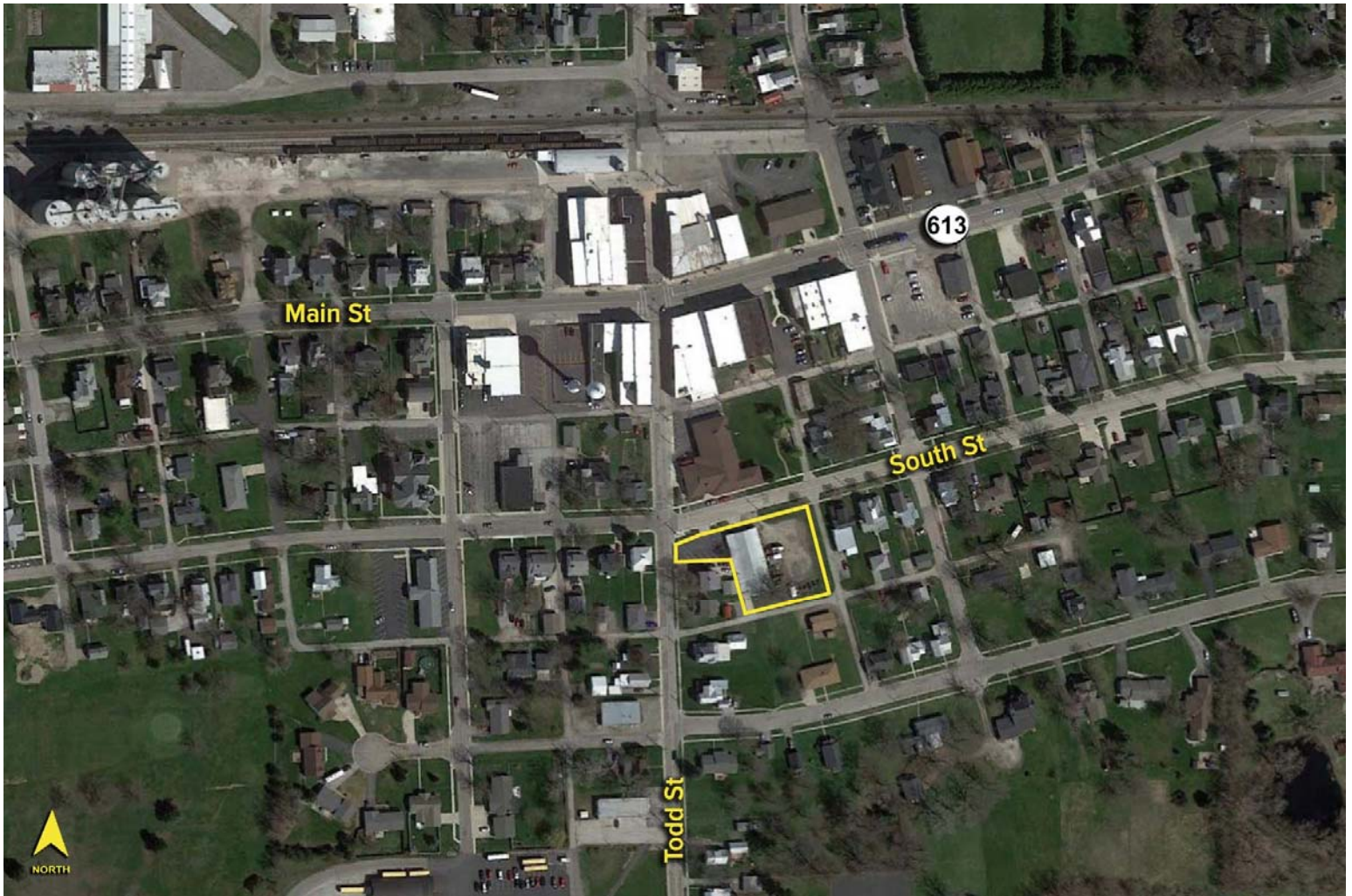
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