

10901 - 10915 WATERVILLE STREET
WHITEHOUSE, OH 43571

COMMERCIAL BUILDING FOR LEASE
4,676 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER BANK BRANCH



GENERAL INFORMATION

Lease Rate:	\$4,950.00 per month NNN
Available Space:	4,676 SF
Building Size:	4,676 SF
Number of Stories:	1
Year Constructed:	1910 (original building)
Condition:	Very good
Lot Dimensions:	198' x 132'
Acreage:	0.6
Closest Cross Street:	St. Rt. 64/Providence Street
County:	Lucas
Zoning:	B-3 CBD
Parking:	21 spaces
Curb Cuts:	2
Street:	2 Lane



For more information, please contact:

KEN MARCINIAK, SIOR
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HUNTER RUDOLPH
(419) 249 6313 or (419) 260 8182
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick & masonry
Structural System:	Brick & steel
Roof:	Rubber
Floors:	Concrete
Floor Coverings:	Carpet & tile
Ceiling Height:	8' – 10'
Basement:	No
Heating:	GFA
Air Conditioning:	Central
Power:	300 amp, 240V – 3 phase
Restrooms:	2
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Facia
Fiber Optic:	AT&T

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Immediately
Sign on Property:	Yes
Key Available:	Call Ken for showing instructions.

LEASE DETAILS

Term:	5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible for:	Real estate taxes, insurance, CAM, and lawn, snow, and salt maintenance.

2022 REAL ESTATE TAXES

TD:	98
Parcels:	10311 & 10321
Assessor Numbers:	47009001 & 417009016
Total Annual Taxes:	\$7,996.14

Comments:

- Deed restricted against any financial use.
- HVAC/hot water replaced in 2017.
- AT&T fiber present.
- Large break room with kitchenette.
- Well maintained property.
- Three (3) drive thru lanes & ornate safety deposit area.
- Furniture included.
- ATM has been removed.
- Additional street parking available.

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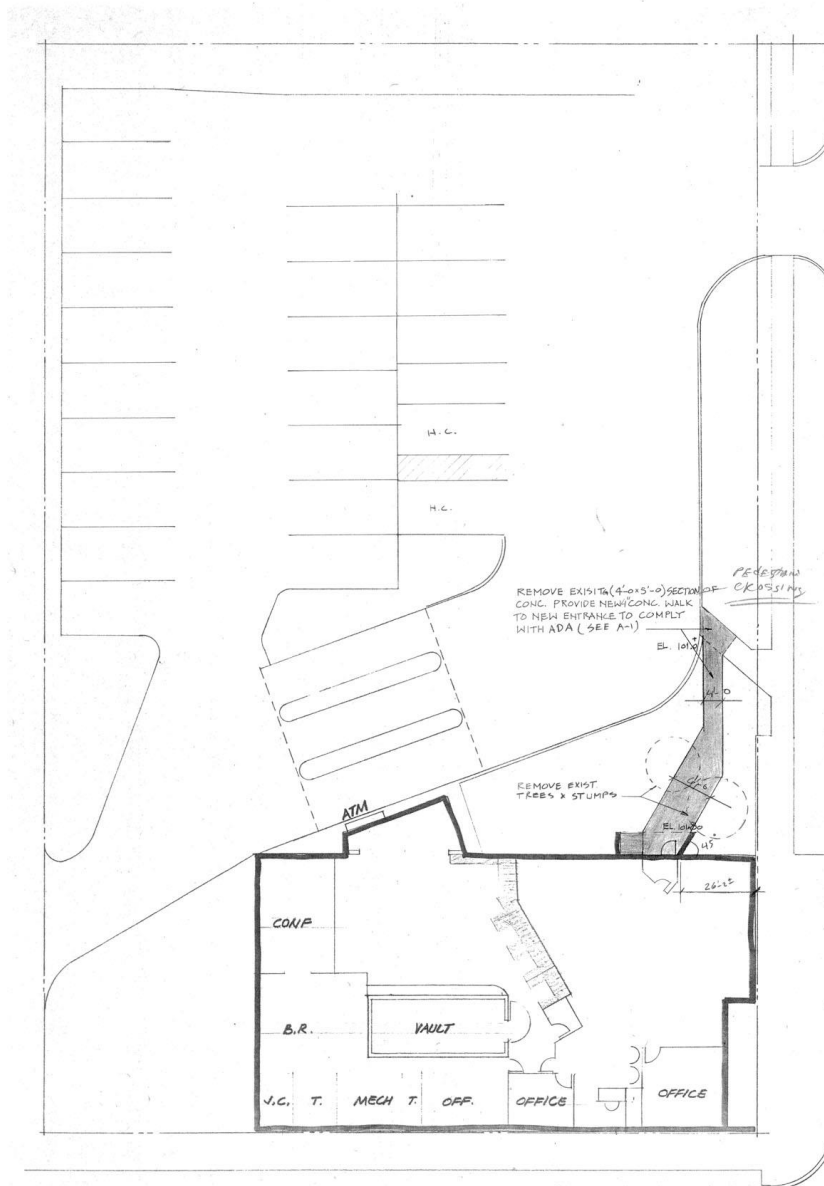
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Site Plan



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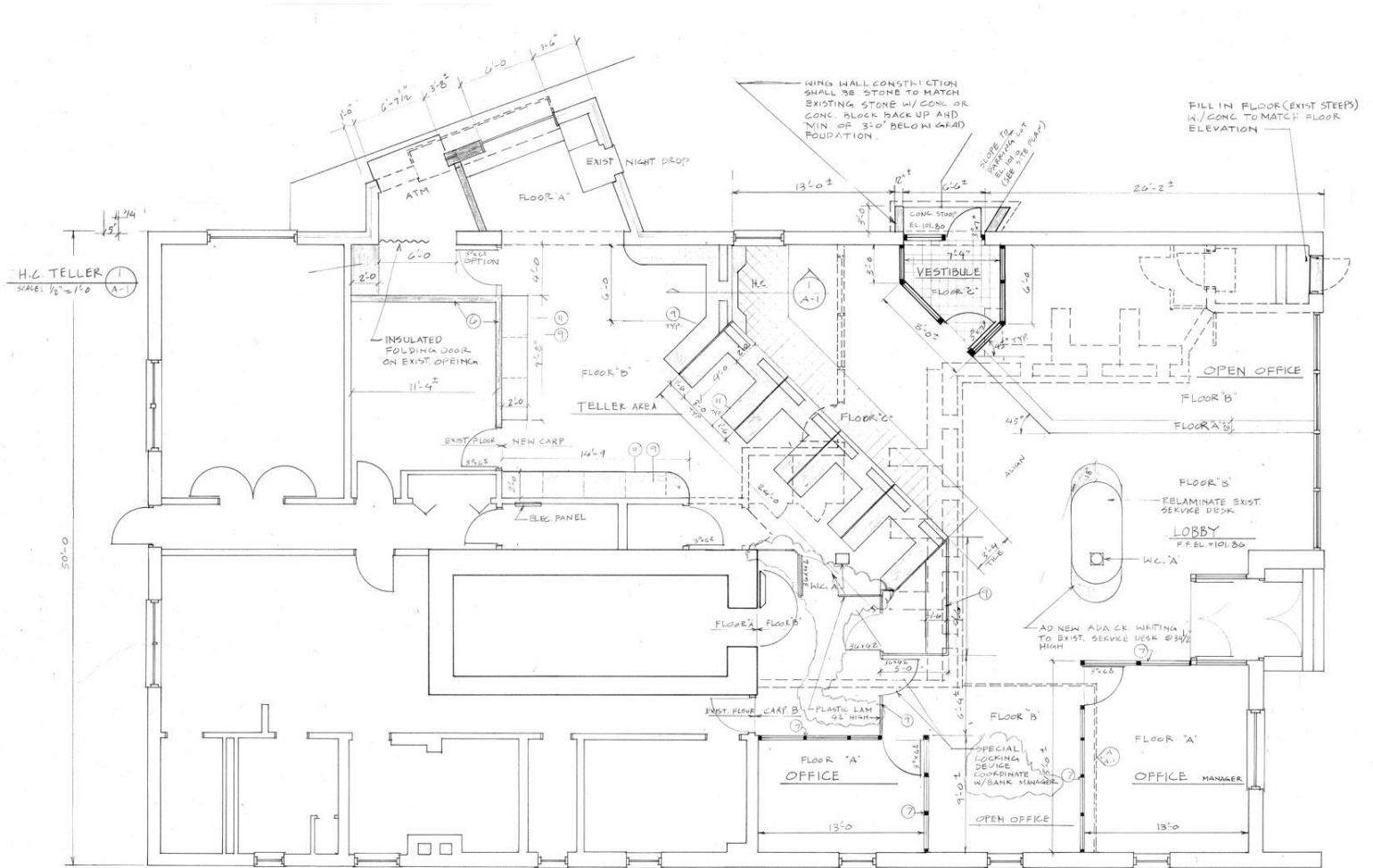
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Floor Plan



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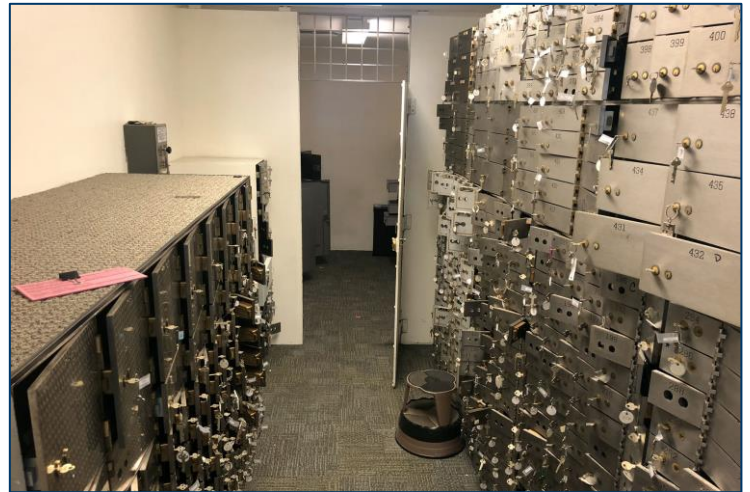
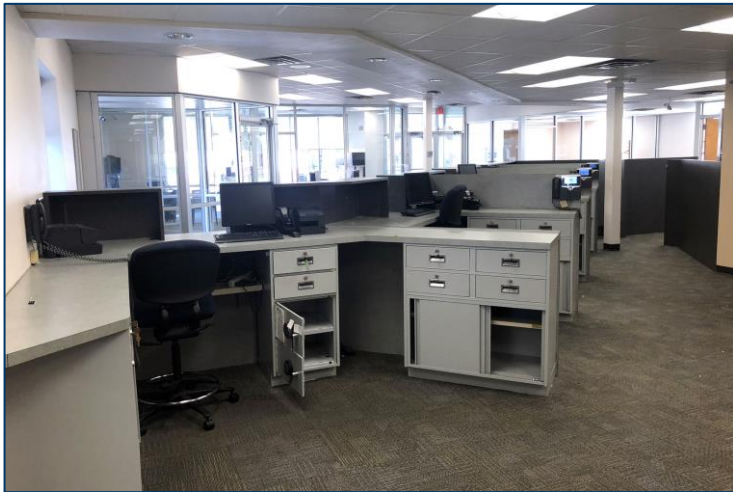
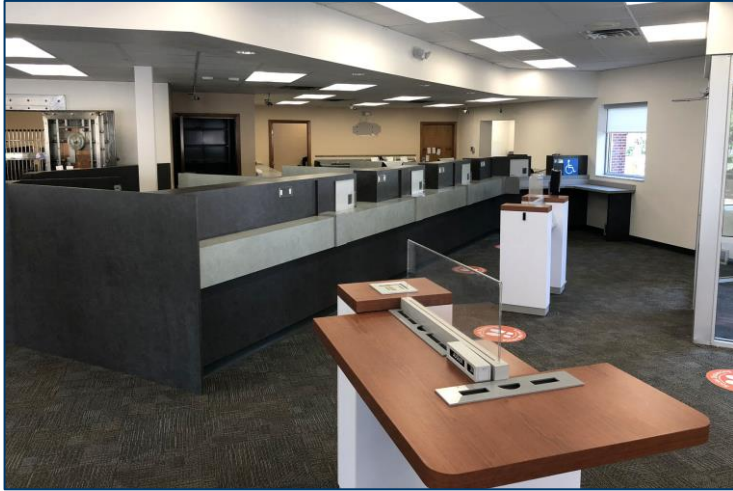
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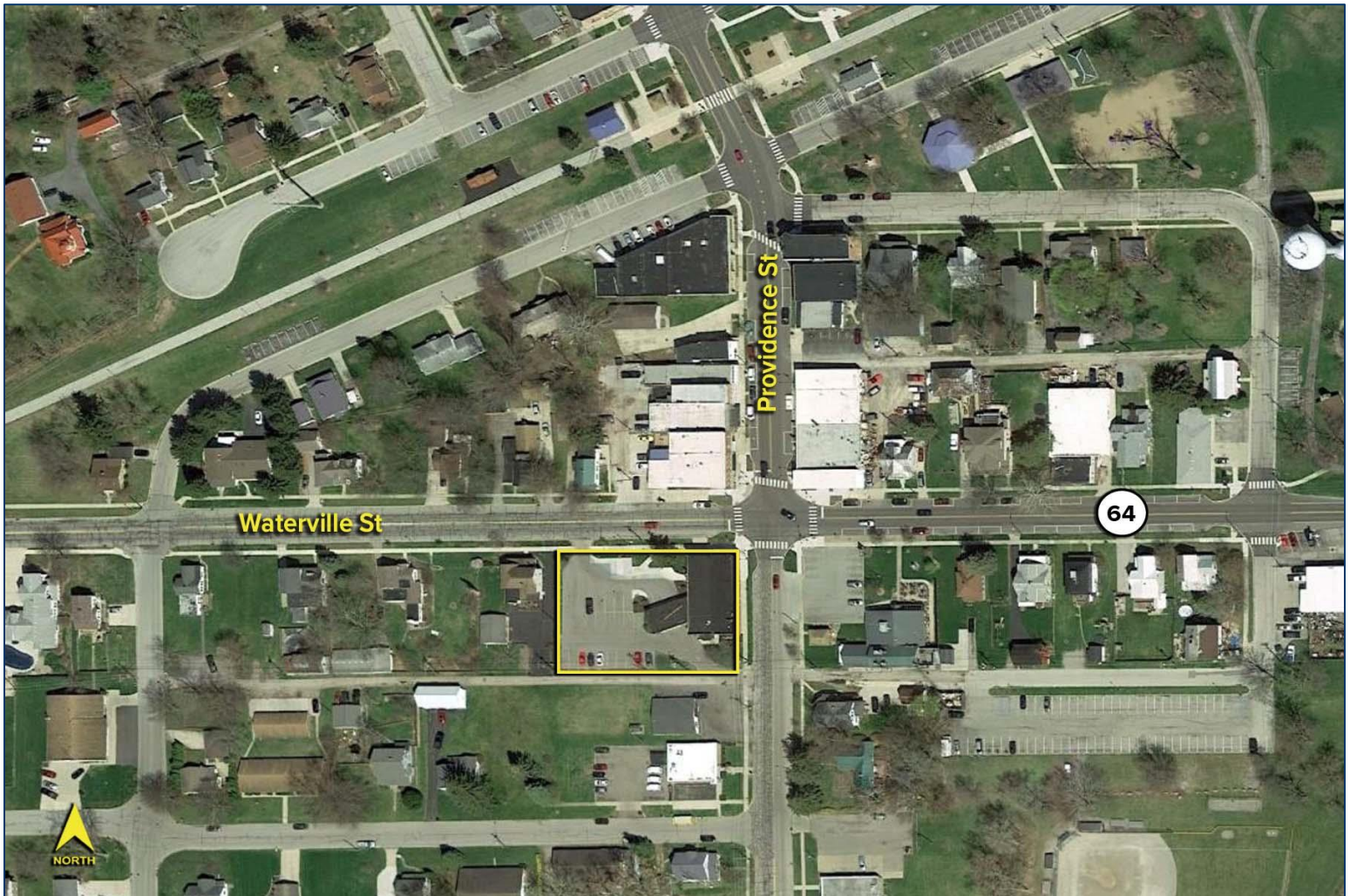
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