

111 S. MAIN STREET
WALBRIDGE, OH 43465

OFFICE BUILDING FOR SALE
4,628 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

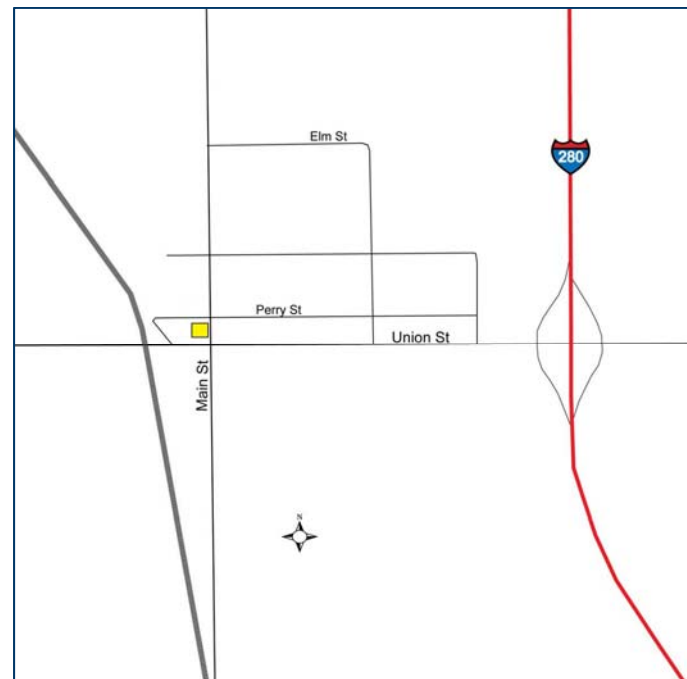
2 BAY GARAGE AREA



GENERAL INFORMATION

Price:	\$80,000
Building Size:	4,628 square feet
Number of Stories:	1
Year Constructed:	1945 and 1971
Condition:	Good
Lot Dimensions	64' x 120'
Acreage:	0.1764
Closest Cross Street:	W. Perry Street
County:	Wood
Zoning:	Commercial
Parking:	6 spaces in rear
Curb Cuts:	Alley
Street:	2 lane, 2 way

Building information per the Wood County Auditor.



For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

KEENAN FIELDS
(419) 249 6311
kfields@signatureassociates.com

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

BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Block and wood joist
Roof:	Flat, rubber
Floors:	Concrete
Floor Coverings:	Carpet and vinyl tile
Ceiling Height:	8' to 12'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	600 amps
Restrooms:	4
Security System:	Yes
Overhead Doors:	1 – 10' x 10' and 1 – 8' x 8'
Sprinklers:	No
Signage:	No

BUILDING INFORMATION

Current Occupant:	Village of Walbridge
Occupancy Date:	Upon Closing
Sign on Property:	Yes
Key Available:	Shown by appointment only

2015 REAL ESTATE TAXES

Parcels:	H31-712-050404025000
	H31-712-050404024000
Total Taxes:	Village is currently exempt

Comments:

- 2 bay garage area is 650 square feet.
- Nice office building in Walbridge.
- Kohler back-up generator.
- Floor drains in garage area.
- Library across the street is being completely remodeled.
- Emergency sirens and antenna to be removed.
- Cat 5 cable.



New library

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Office Building For Sale

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Square Feet
AVAILABLE



Garage



Meeting Room



Back-up Generator



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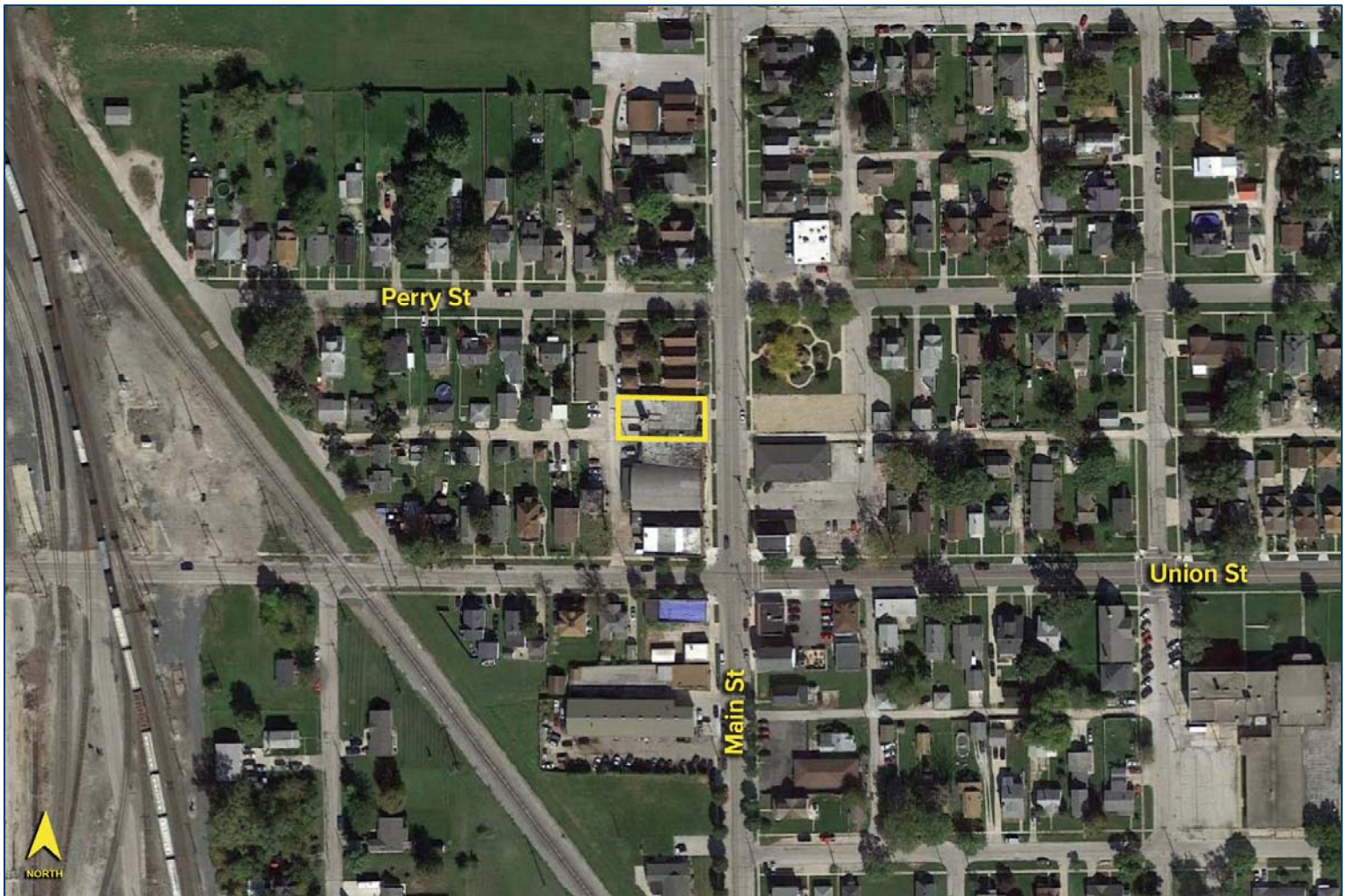
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